



Department of Doing  
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**TO: Historic Preservation Board**

**Item Number: 1**

**FROM: Department of Doing, Planning Staff**

**DATE: April 3, 2018**

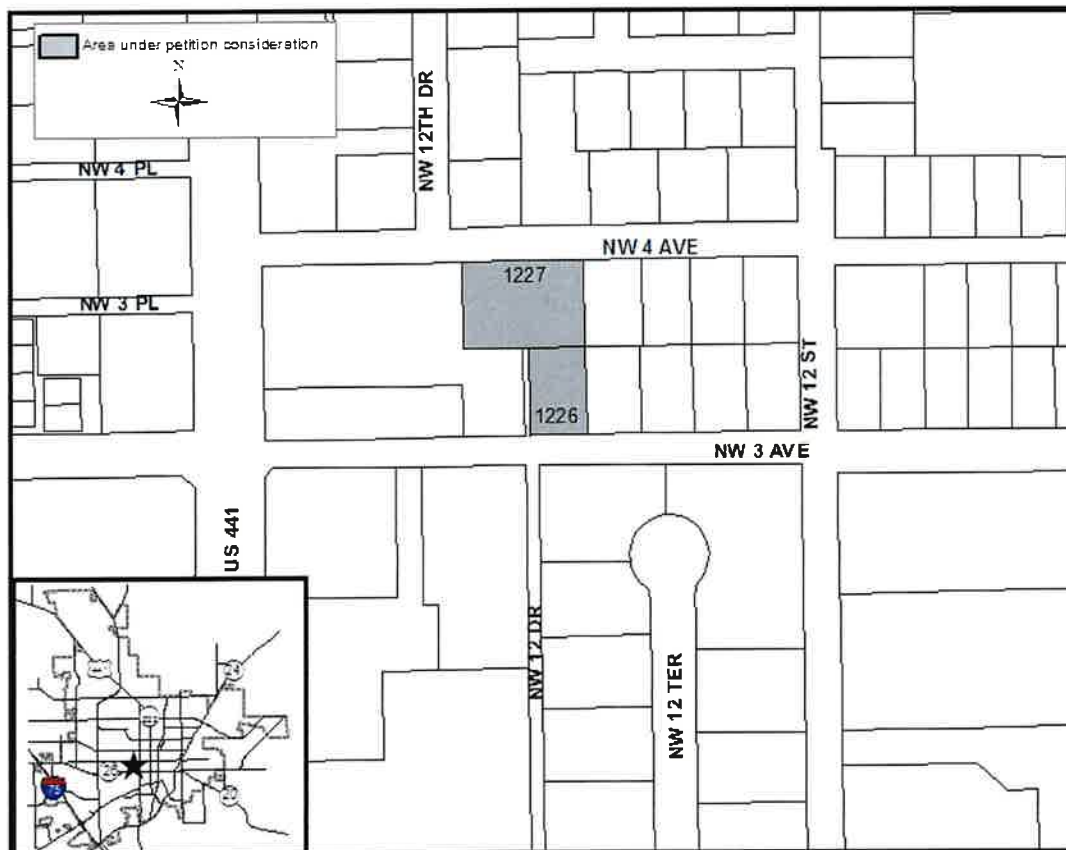
**SUBJECT: Petition HP-13-81, eda engineers-surveyors-planners, inc., agent for Richard Birdoff, owner. New construction in the University Heights Historic District – North. Located at 1226 NW 3<sup>rd</sup> Avenue and 1227 NW 4<sup>th</sup> Avenue.**

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### Recommendation

Staff recommends approval of Petition HP-13-81 with the following staff recommendations.

- Staff recommends that the applicants provide the dimensions for the existing and the proposed elevations to ensure that the maximum height shown is no more than 36 feet.
- Staff recommends that the applicant identify the mesh grill detail material.



### **Proposed Scope of Work**

The applicants are proposing revisions to the approved parking structure on two lots in the University Heights Historic District – North. The proposal includes:

- Reduced size and scale of the structure to reduce the visual impact of the structure;
- Scale of architectural feature reduced to reflect the residential nature;
- Material pallet has been revised to better reflect the surround materials and character;
- Vines grown up the building and buffering landscaping added to further shield and soften the visual impact of the building.

### **Project Description**

The applicant is proposing new construction on two lots in the University Heights Historic District – North that is part of a larger project that includes a mixed-use building with a parking garage. The primary frontage of the development will face NW 13<sup>th</sup> Street, while the parking garage would be constructed largely on the two currently vacant subject parcels. There had previously been two contributing structures at this site, one house on each parcel. The house at 1226 NW 3<sup>rd</sup> Avenue (tax parcel 14021-000-000) was a chert house that was moved to another property at 119 NW 10<sup>th</sup> Street, which is located within the historic district. The contributing structure that was located at 1227 NW 4<sup>th</sup> Avenue (tax parcel 14012-000-000) was demolished.

The property on NW 3<sup>rd</sup> Avenue is approximately 0.15 acres in size, while the NW 4<sup>th</sup> Avenue property is approximately 0.32 acres. Both properties are currently zoned PD (Planned Development), with a PUD (Planned Use District) land use, and are a part of the larger Hub at Gainesville 2 project, that also includes the two parcels that lie to the west. The zoning to the north, east, and south of the subject properties is Urban 6, one of the new transect zones; there is also some Urban 9 land to the south of the larger development site.

On October 24, 2013, the NW 13<sup>th</sup> Street Mixed-Use project (Plan Board Petitions PB-13-86 LUC and PB-13-85 PDA) was heard by the City Plan Board. Concerns were expressed by the board members and impacted property owners about the adjacency to the historic district, scale of the building, design of the parking garage, and the addition of traffic and parking. The City Plan Board's motion included a requirement to revise all three elevations of the parking garage structure and incorporate landscape elements to minimize lighting impacts on adjacent residential properties and create a facade that more closely resembles a building rather than open levels of a parking garage.

The Plan Board approved Petition PB-13-86 LUC; the board also approved Petition PB-13-85 PDA with a revision to proposed Condition 21 that reads:

*“The elevation of the parking structure shall be designed to minimize lighting impacts on adjacent residential properties and incorporate architectural and landscape elements to create a facade that more closely resembles a building rather than open levels of a parking garage. The*

*elevations for structures located within the University Heights North Historic District must receive approval from the Historic Preservation Board prior to final development plan approval. Elevations shall be generally consistent with those approved with this ordinance, but elevation details and materials may be revised by the Historic Preservation Board and/or Development Review Board without amending this ordinance.”*

Petition HP-13-81 originally came before the Historic Preservation Board on January 7, 2014, with elevations of the parking garage. At that time the contributing structures were still present on their respective lots. The board moved to approve the petition with conditions. The conditions included:

*To deter unauthorized access to the 15 foot landscape buffer area along the site’s eastern boundary;*

*Taper down the proposed sidewalks along NW 3<sup>rd</sup> Avenue and NW 4<sup>th</sup> Avenue to a residential scale as they approach the adjacent neighborhood (along the garage portion of the project) & extend into the neighborhood where feasible (6 feet wide) in consultation and accordance with the Community Redevelopment Agency streetscape standards;*

*Utilize a textured (brushed) finish on the garage floors to reduce tire noise; and*

*Prohibit further intrusion/expansion into the adjacent University Heights Historic District – North.*

### **Review of Scope of Work**

Consideration of a Certificate of Appropriateness application is pursuant to Section 30-4.28 of the Land Development Code and the Secretary of Interior’s Standards for Rehabilitation which serves as the basis for the City of Gainesville’s Historic Preservation Rehabilitation and Design Guidelines. The Historic Preservation Board shall adhere to the preservation principles of maintaining historic fabric and compatibility with surrounding properties.

The ***Historic Preservation Rehabilitation and Design Guidelines***, based on the Secretary of Interior Standards for Rehabilitation, which has become the authoritative guidelines for rehabilitation, list the following:

### **Basis for Staff Recommendation**

Attached are the Guidelines for New Construction in the University Heights Historic Districts – North and South.

Compatibility of new construction in the neighborhood can be greatly increased if facade proportions of historic structures on the street are analyzed and integrated into the design. “Scale for new construction is both the relationship of the building to its adjacent historic structures and

the scale of the building to the person.” In the case of new larger construction projects, strategies for developing appropriate scale include: breaking down the massing in smaller components, the use of a pallet of materials that complement the neighborhood, the correct size and proportion of fenestrations, the articulation of surfaces, the correct ratio of voids to solids, and the architectural details.

1. *Rhythm of the Street.* The relationship of the buildings, structures and open spaces along a street that creates a discernible visual and spatial pattern.

The Guidelines state that rhythm is the layering of many features. The careful placement of buildings on lots is essential to maintaining the building patterns of each district. The spacing between buildings becomes a rhythm along NW 3<sup>rd</sup> and NW 4<sup>th</sup> or the street edge. The rhythm of the footprint of the new construction is not consistent in scale and spacing with the historic contributing buildings.

### **Not Compatible**

2. *Setbacks.* The size of buildings, structures and open spaces and their placement on a lot relative to the street and block.

Because the proposed project is at the mid-block to the end of the block, setback compatibility is important as is maintaining as many of the established setbacks and rhythms at the street edge. The Guidelines indicate that the “step back” is a compromise halfway between the minimum build-to line allowed by the Special Area Plan, and the setback of the existing contributing structure. The approved elevations show a “step back” at the corners adjacent to the University Heights Historic District – North to allow for landscaping to be planted, softening the building edge which does not relate to the historic setbacks along NW 3<sup>rd</sup> and 4<sup>th</sup> Avenue.

### **Compatible**

3. *Height.* The overall height of buildings and structures related to those sharing the same street or block.

Heights of buildings have a significant impact on the scale and character of an historic neighborhood. The Guidelines state to avoid, “abrupt scale juxtapositions that fragment a neighborhood and adversely impact historic structures, a “step down” amelioration strategy would be applied to new construction that is adjacent to a contributing structure located within 20 feet of a shared side yard boundary.”

The approved elevations reduced the height of the parking garage to four stories, which was felt to be more compatible with the historic district. The current proposal shows the new building with a three story height adjacent to the historic district, which is consistent with Section 30-4.8 C, the development compatibility section of Article IV in the recently adopted Land Development Code. The section indicates that within 100 feet of a historic district (except for University Heights – South), the maximum building height shall be three stories and 36 feet,



measured to the top plate of the 3<sup>rd</sup> floor with a flat or similar roof. **Staff recommends that the applicants provide the dimensions for the existing and the proposed elevations to ensure that the maximum height shown is no more than 36 feet.**

### **Compatible**

4. *Roof Forms*. The shape of a building or structure roof system in relationship to its neighbors.

Replicating roof pitches in the historic district would increase the height of the mixed-use project and parking garage. Therefore, the proposed flat roof is preferable due to the height issues.

### **Compatible**

5. *Rhythm of Entrances and Porches*. The relationship of entrance elements and porch projections to the street.

At the street level on the east elevation of the parking garage, adjacent to the historic residences (first floor), vegetative green openings have been added to enhance the pedestrian experience and create a rhythm along the neighborhood edge. This elevation, as well as the NW 3<sup>rd</sup> and 4<sup>th</sup> Avenue first floor openings will be covered by a mesh grill detail. **Staff recommends that the applicant identify the mesh material.**

### **Compatible**

6. *Walls of Continuity*. Appurtenances of a building or structure such as walls, fences, landscape elements that form linked walls of enclosure along a street and serve to make a street into a cohesive whole.

The approved elevations showed vegetation along the east elevation, including trees. It was indicated that with 15 feet of property, the scale of the trees would be limited to small (no taller than 12-15 feet) trees which may not mitigate the scale. With the proposed smaller scaled garage adjacent to the historic neighborhood, the smaller trees will help to mitigate the scale of the parking garage.

### **Compatible**

7. *Scale of Building*. Relative size and composition of openings, roof forms and details to the building mass and its configuration.

The height of the Hub at Gainesville 2 project and the parking garage was addressed by the height criteria and limiting the building to three stories.

### **Compatible**

8. *Directional Expression*. The major orientation of the principle facade of a building or structure to the street.

**Not applicable**

9. *Proportion of the Front Facade*. The width of the building, structure, or object to the height of the front elevation in relationship to its immediate context.

The Guidelines state, “New porches, entrances, and other projections should reflect the size, height, and materials of porches of existing historic buildings found along the street and contribute to a continuity of features.” Porches with sufficient size to accommodate outdoor furniture and easy accessibility are encouraged. The applicant has provided porches on both proposed buildings. Staff recommends that all porches and balconies be consistent with the historic models and should have sufficient size to accommodate outdoor furniture and easy accessibility.

**Not applicable**

10. *Proportion of Openings*. The width and height relationship of the windows and doors in a building or structure to the principle facade.

**Compatible**

11. *Rhythm of Solids to Voids*. The pattern and overall composition of openings such as windows and doors in the front facade.

**Not applicable**

12. *Details and Materials*. The relationship of details, materials, texture and color of building facades, structures, objects and landscaped areas to the existing context.

This was considered not compatible during review of the existing approved elevations because the applicant was using materials that were not found in the University Heights Historic District. The board was given the opportunity to consider providing architectural input on the building’s use of materials for compatibility, particularly at the ground floor abutting the historic district. The revised drawings indicate the use of architectural precast with a brick finish and with a paint finish. The brick finish is more visually compatible with the adjacent neighborhood that has several structures that have a brick or chert exterior.

**Compatible**

The Board may want to provide architectural comments and in general approve the architectural design of the building and make a finding that it meets the City of Gainesville’s *Historic Preservation Rehabilitation and Design Guidelines* for new construction.

Respectfully submitted,



Andrew Persons  
Interim Principal Planner

Prepared by:



Jason Simmons  
Planner

**List of Exhibits**

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|------------------|--|
| <b>Exhibit 1</b> | <b>City Of Gainesville <i>Historic Preservation Rehabilitation and Design Guidelines: University Heights North &amp; University Heights South Historic Districts</i></b> |
| <b>Exhibit 2</b> | <b>Application</b>   |
| <b>Exhibit 3</b> | <b>Aerial, Site Plan, Elevations</b>   |
| <b>Exhibit 4</b> | <b>Original Staff Report with Exhibits</b>   |

## **Exhibit 1      Historic Preservation Rehabilitation and Design Guidelines**

### **MAINTAINING THE CHARACTER OF THE UNIVERSITY HEIGHTS HISTORIC DISTRICTS - NORTH & SOUTH**

New construction should complement historic architecture. Through sound planning and design, it can respect and reinforce the existing patterns of a historic district. Good infill design does not have to imitate demolished or extant buildings to be successful. Rather, it utilizes significant patterns, such as height, materials, roof form, massing, setbacks and the rhythm of openings and materials to insure that a new building fits with the context.

While the Secretary of the Interior's Standards are oriented toward rehabilitation of existing historic buildings, Standards 2, 3, and 9 apply to new construction in historic districts and near individual landmarks. Under Standard 2, the setting of historic buildings should be preserved when new construction is undertaken. The relationship of new construction to adjacent buildings, landscape and streetscape features, and open spaces should also be considered. New construction adjacent to historic buildings can dramatically alter the historic setting of neighboring buildings or the district. Such construction should not create a false sense of historical development through the use of conjectural features or stylistic elements drawn from other buildings under Standard 3. Under Standard 9, new construction is appropriate as long as it does not destroy significant historic features, including designed landscapes, and complements the size, color, material, and character of adjacent buildings and their historic setting. This allows for considerable interpretation in the design of new structures.

Part of the delight of the Gainesville historic districts is their diversity, which can vary considerably along streets and blocks. This diversity makes the design of new structures a challenge for designers, builders, staff and the review board. Since almost every street in the University Heights Historic Districts has a different pattern of building, it is impossible to have a single standard for new construction that will apply the same way in every location. To encourage diversity, the design guidelines set up a way of thinking about compatibility rather than a set of stylistic recipes.

#### **Special Area Plan**

The University Heights Special Area Plan overlay encompasses the area of the University Heights Historic Districts. As was discussed under HISTORIC CONTEXT, the goal is to encourage new development in University Heights and to create a pedestrian friendly public realm, goals that will clearly impact the historic character of the neighborhoods that make up the historic districts. New infill construction and some new patterns of land use are expected in this area as market forces spur new development.

The Special Area Plan, which encourages historically compatible new design, has established specific design requirements for landscape design, building placement, parking, signage, and architectural design criteria for a number of building types. The Historic Preservation Design Guidelines for New Construction do not seek to supplant the existing regulations. Rather, they attempt to work with the existing regulatory structure to ameliorate the impact of new

construction on existing historic properties, and through the Rehabilitation Guidelines to protect the identified historic resources of the districts.

Building additions are regulated by the Special Area Plan. Contributing structures in the historic districts also must comply with the Rehabilitation Guidelines, which address similar issues but are more specific concerning the various strategies for placing and designing additions.

The Design Guidelines for New Construction provide specific recommendations for design compatibility, and use amelioration strategies to reduce the impact of new larger-scale development on historic structures.

## **DEFINING THE CRITERIA**

Without careful attention to overall design, materials, scale, massing, and setbacks, contemporary construction in an Historic District can threaten the coherence of the historic context. As often the case, context has been sacrificed through ignorance, indifference, and the effort to make new projects absolutely cost efficient.

The following criteria are used to evaluate the compatibility of new construction proposed for the historic districts. These criteria should be considered during the design process to ensure compatibility and avoid unnecessary conflicts in the review process. The terms are adapted from the eleven standards of visual compatibility found in the City's Land Development Code. Note that "Scale" is broken up into two parts, *Scale of the Street* and *Scale of Buildings*, emphasizing the importance of these two related but very different scale.

1. *Rhythm of the Street*. The relationship of the buildings, structures and open spaces along a street that creates a discernible visual and spatial pattern.
2. *Setbacks*. The size of buildings, structures and open spaces and their placement on a lot relative to the street and block.
3. *Height*. The overall height of buildings and structures related to those sharing the same street or block.
4. *Roof Forms*. The shape of a building or structure roof system in relationship to its neighbors.
5. *Rhythm of Entrances and Porches*. The relationship of entrance elements and porch projections to the street.
6. *Walls of Continuity*. Appurtenances of a building or structure such as walls, fences, landscape elements that form linked walls of enclosure along a street and serve to make a street into a cohesive whole.
7. *Scale of Building*. Relative size and composition of openings, roof forms and details to the building mass and its configuration.

8. *Directional Expression*. The major orientation of the principle facade of a building or structure to the street.
9. *Proportion of the Front Facade*. The width of the building, structure, or object to the height of the front elevation in relationship to its immediate context.
10. *Proportion of Openings*. The width and height relationship of the windows and doors in a building or structure to the principle facade.
11. *Rhythm of Solids to Voids*. The pattern and overall composition of openings such as windows and doors in the front facade.
12. *Details and Materials*. The relationship of details, materials, texture and color of building facades, structures, objects and landscaped areas to the existing context.

### **Recommended**

1. Encourage rehabilitation and adaptive use of existing structures and landscapes.
2. Design new buildings to be compatible in scale, size, materials, color, and texture with the surrounding buildings.
3. Employ contemporary design that is compatible with the character and feel of the historic district.
4. Employ amelioration strategies with new larger scale infill construction to protect adjacent historic structures.
5. Employ design strategies that use proportional relationships of facades, shapes of openings, solid/void ratios and the directional typology of historic structures to link new buildings with the historic context.
6. Use of fences, walls or landscape materials to reinforce the continuity of the street edge in a neighborhood.

### **Not Recommended**

1. Designing new buildings whose massing and scale is inappropriate and whose materials and texture are not compatible with the character of the district.
2. Imitating an earlier style or period of architecture in new construction, except in rare cases where a contemporary design would detract from the architectural unity of an ensemble or group.

## **RHYTHM OF THE STREET**

New construction should add to the existing rhythm of streets and blocks. This rhythm is a complex layering of many features that add up to what is described generally as “character.” Spacing between buildings, divisions between upper and lower floors, porch heights, and alignment of windows and windowsills are examples of such rhythms. New construction in historic districts should try to maintain or extend these shared streetscape characteristics in blocks where they appear.

Where new building types such as row houses or apartment buildings are introduced that are not in scale with the traditional single-family housing that historically occupied the area, new rhythms of building and open space along the street will evolve.

To help ameliorate the impact of these new more massive building forms, special attention should be paid to the articulation and massing of the new building street facades, avoiding the introduction of large unbroken masses of building.

Finding the street rhythm in wall fenestration, eave heights, building details, and landscape features such as fences or walls can help ameliorate the larger building masses and “connect” the new building to its neighborhood and street.

## **SETBACKS**

The careful placement of buildings on lots is essential to maintaining the building patterns of each district. The distance a building is located from its property lines is referred to as “setbacks” or, more recently, “build-to” lines. Buildings in historic districts often share a common front and side setback although these setbacks vary from block to block and street to street, even within the same district. In locating new buildings, the front side setbacks should be maintained and be consistent with the facades of surrounding historic buildings.

Where the Special Area Plan encourages placement of buildings closer to the street than the historic uniform front yard setbacks along a block, adjustments are recommended to ameliorate the impact of the new building setbacks on adjacent contributing buildings in the historic districts. This adjustment strategy is desirable to help create a cohesion among the neighborhood buildings as a whole, and to avoid fracturing the neighborhood fabric by changing abruptly the building-street relationships.

Front yard build-to/setback lines would stay within the ranges set forth in the Special Area Plan requirements. When new construction abuts a contributing building located within 20 feet of a shared side yard boundary, the new construction must “step back” from the build-to line.

The “step back” is a compromise half way between the minimum build-to line allowed by the Special Area Plan, and the setback of the existing contributing structure, and in no case to step back further than the maximum build-to line established by the Special Area Plan.

In the event that the new construction is a multi-family row house or apartment building, only the first bay, adjacent to the contributing structure should be required to “step back.”

## **HEIGHT**

The height of new construction should ideally be compatible with surrounding historic buildings. Building height has a significant impact on the scale and character of a neighborhood.

The Special Area Plan allows new buildings to be significantly taller than the 1-story and 2-story single-family residential buildings that occupy the historic districts. To avoid abrupt scale juxtapositions that fragment a neighborhood and adversely impact historic structures, a “step down” amelioration strategy would be applied to new construction that is adjacent to a contributing structure located within 20 feet of a shared side yard boundary.

The new construction should not be more than 1 1/2 stories taller than the contributing structure. A half story is defined as an attic space within the roof utilizing dormer windows or gable-end windows.

In the event the new construction is a multi-family row house, apartment building, or a larger scale structure, only the first bay or set of spaces on the end of the building adjacent to the contributing structure should be required to “step down.”

## **ROOF FORMS**

Similar roof form and pitch are characteristics of buildings in many historic districts. Most residential buildings in the districts have pitched roofs with the gable or hip roof as the predominate type. Gambrel, pyramidal, and clipped gable (jerkinhead) are also found in the districts. A small number of Mediterranean influenced structures with flat roofs concealed behind parapets exist.

Repetition of historic roof forms is a strategy that new construction can employ to achieve compatibility with older structures, particularly when there is a widely used roof convention in a neighborhood.

## **RHYTHM: ENTRANCES & PORCHES**

The relationship of entrances and projections to sidewalks of a building, structure, object or parking lot shall be visually compatible to the buildings and places to which it is visually related. New porches, entrances, and other projections should reflect the size, height, and materials of porches of existing historic buildings found along the street and contribute to a continuity of features.



Porches are strongly encouraged and should have sufficient size to accommodate outdoor furniture and easy accessibility. Their widths and depths should reflect that which can be found on other historic buildings in the district.

## **WALLS OF CONTINUITY**

Appurtenances of a building or structure such as walls, fences or landscape elements that form linked walls of enclosure along a street serve to make a street into a cohesive whole.

New infill construction should be encouraged to align walls, fences or landscape elements (hedges) with adjacent property owners to create uniform street walls. Partially open edges are preferred to promote social connection from street (public domain) to porch (semi-private domain).

## **SCALE OF THE BUILDING**

Scale, although related to objective dimensions, is more open to interpretation and is ultimately a more important measure of a good building. Proper scale is a critical issue in determining the compatibility of buildings within an historic context. It has two general meanings: its scale to context and its scale relative to ourselves. Intuitively, we judge the fit of a building at different *scales of measurement* in order to assess its *relative size* or proper scale in a given context. Many issues affect the perception of scale such as placement on the site, overall massing, building type, style, combinations of materials and detailing to name but a few. Every building in the University Heights Historic Districts is also measured against its neighbors for degrees of similarity and difference. The result or “fitness” of a building is a delicate balance between these seemingly contradictory aspects of context. From far away, we note the profile of a structure on the skyline. On the streetscape: its distance from the road and its neighbors. Up close, we look for familiar things that tell us its relationship directly to our body, i.e., stairs, railings, doors and windows, and modular materials such as brick, blocks or wood. Most importantly, we sense that all these individual elements must have an overall order to achieve proper scale. Scale changes are evident from district to district and from street to street.

Scale for new construction speaks to both the relationship of the building to its neighbors, and the scale of the building to the person, which is influenced by the massing (large unbroken masses vs. smaller collection of masses), materials, the size and proportion of openings, the articulation of surfaces, the ratio of void to solid, and details like handrails, doors and windows.

New infill may be larger in size (not in physical scale with its neighbors) and yet still feel compatible in scale if the building form has been articulated with a number of scaling strategies.

## **DIRECTIONAL EXPRESSION**

New buildings should relate to adjacent buildings in the directional character (orientation) of its facade. In a historic district there is usually a typology of entry and connection to street shared by the neighborhood buildings that helps create a consistent fabric.

University Heights buildings almost without exception have primary entries that face the principal street. The facade facing the principal street is clearly recognized as the building “front,” and porches or stoops create a transition from street to interior.

New construction should recognize these shared conventions and enhance compatibility by becoming part of the neighborhood fabric.

## **PROPORTION OF FRONT FACADE**

All buildings have a proportional relationship between the width and height of the front facade which is independent of physical size. In a district as complex as University Heights with many different building styles, there can be a number of facade proportions. New construction should consider the facade proportions of the historic structures in the immediate neighborhood to determine if a common proportion can be found in nearby structures. Compatibility can be enhanced if neighborhood proportions can be integrated into the design of new buildings, even if they are of a larger physical scale.

## **PROPORTION & RHYTHM OF OPENINGS**

In many historical styles, the height to width proportion of windows is an important element of the design, along with the way windows are configured by muntins. New construction should consider the proportion and rhythm of fenestration in nearby historic structures to enhance compatibility.

In University Heights, vertically proportioned windows predominate with many examples of group windows, especially in the numerous Craftsman/Bungalow style buildings. Consistent use of muntins is another recognizable fenestration characteristic.

Similarly, many historic structures have highly detailed doors and entryways, even when facades are simple and undetailed.

## **RHYTHM OF SOLIDS TO VOIDS**

Like the proportioning of openings, the relative ratio of openings to solid wall area is also a characteristic of architecture that can be exploited to seek compatibility with nearby historic structures. Architectural style in historic buildings is a factor which influences the solid to void ratio. The ratio can also vary between primary and secondary elevations as windows have often been a status symbol and used on front facades to express wealth or social status.

## **DETAILS AND MATERIALS**

Due to the varied architectural styles in University Heights, there is a broad range of materials used on historic buildings, including brick, wood siding, wood shingles, stucco, cut stone and the unique use of local field stone and brick in the buildings locally known as “Chert Houses.” Roofs also use a range of materials including asphalt shingles, asbestos shingles, crimped and standing seam metal, tiles and stone.

New construction should consider looking at the pallet of materials used on nearby historic structures to pursue compatibility at the neighborhood level.

# CERTIFICATE OF APPROPRIATENESS APPLICATION

EXHIBIT

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## REQUIREMENTS

**CONTACT THE HISTORIC PRESERVATION OFFICE FOR A PRE-APPLICATION CONFERENCE 334.5022**

**REVIEW THE CHECKLIST FOR A COMPLETE SUBMITTAL** (If all requirements are not submitted it could delay your approval.)

**PLEASE PROVIDE ONE (1) DISK OR USB FLASH DRIVE CONTAINING ALL OF THE FOLLOWING:**

**1 ORIGINAL SET OF PLANS TO SCALE** SHOWING ALL DIMENSIONS AND SETBACKS.

**LIST IN DETAIL YOUR PROPOSED REPAIR AND/OR RENOVATION**

**A SITE PLAN OR CERTIFIED SURVEY**

**PHOTOGRAPHS OF EXISTING CONDITIONS**

**ANY ADDITIONAL BACKUP MATERIALS AS NECESSARY**

AFTER THE PRE-CONFERENCE, TURN IN YOUR COMPLETED COA APPLICATION TO THE PLANNING OFFICE (RM 210, THOMAS CENTER-B), PAY APPROPRIATE FEES, AND PICK UP PUBLIC NOTICE SIGN TO BE POSTED 10 DAYS IN ADVANCE OF THE MEETING.

MAKE SURE YOUR APPLICATION HAS ALL THE REQUIREMENTS.

FAILURE TO COMPLETE THE APPLICATION AND SUBMIT THE NECESSARY DOCUMENTATION WILL RESULT IN DEFERRAL OF YOUR PETITION TO THE NEXT MONTHLY

Planning & Development Services 306 N.E. 6th Avenue

Gainesville, Florida 32601

352.334.5022 Fax 352.334.3259

www.cityofgainesville.org/planningdepartment

**PROJECT TYPE:** Addition ☐ Alteration ☐ Demolition ☐ New Construction ☒ Relocation ☐  
Repair ☐ Fence ☐ Re-roof ☐ Other ☐

## PROJECT LOCATION:

**Historic District:**

~~Pleasant Street~~ **University Heights - North**

**Site Address:**

**300 Block of NW 13th Street**

**Tax Parcel #**

**14038, 14012, 14021, 14038**

## OWNER

**Owner(s) Name**

**Rchard Birdoff**

**Corporation or Company**

**RBLWP Parcel D LLC & RB Gainesville NW 3rd Avenue**

**Street Address**

**810 Seventh Avenue, 10th Floor**

**City State Zip**

**New York, NY 10019**

**Home Telephone Number**

**Cell Phone Number**

**Fax Number**

**E-Mail Address**

## APPLICANT OR AGENT

**Applicant Name**

**Sergio Reyes, P.E.**

**Corporation or Company**

**eda engineers-surveyors-planners**

**Street Address**

**2404 NW 43rd Street**

**City State Zip**

**Gainesville, FL 32606**

**Home Telephone Number**

**352-373-3541**

**Cell Phone Number**

**Fax Number**

**E-Mail Address**

**sreyes@edafl.com**

## TO BE COMPLETED BY CITY STAFF

(PRIOR TO SUBMITTAL)

Fee: \$ **607.75**

EZ Fee: \$ **303.88**

HP # **13-00081**

Contributing Y ☒ N ☒

Zoning **PD**

Pre-Conference Y ☒ N ☒

Application Complete Y ☒ N ☒

Enterprise Zone Y ☒ N ☒

Request for Modification of Setbacks

Y ☒ N ☒

☐ Staff Approval—No Fee (HP Planner initial \_\_\_\_\_)

☐ Single-Family requiring Board approval (See Fee Schedule)

☒ Multi-Family requiring Board approval (See Fee Schedule)

☐ Ad Valorem Tax Exemption (See Fee Schedule)

☐ After-The-Fact Certificate of Appropriateness (See Fee Schedule)

☐ Account No. 001-660-6680-3405

☐ Account No. 001-660-6680-1124 (Enterprise Zone)

☐ Account No. 001-660-6680-1125 (Enterprise—Credit)

Received By

**Jason Simmons**

Date Received

**2/22/18**

RECEIVED  
FEB 22 2018  
PLANNING DIVISION  
STAMP

## DID YOU REMEMBER?

CHECK YOUR ZONING AND  
SETBACKS FOR  
COMPLIANCE

REVIEW THE HISTORIC  
PRESERVATION  
REHABILITATION AND  
DESIGN GUIDELINES

REVIEW THE SECRETARY  
OF INTERIOR'S STANDARDS  
FOR REHABILITATION

CHECK TO SEE IF YOU  
WOULD BE ELIGIBLE FOR A  
TAX EXEMPTION FOR  
REHABILITATION OF A  
HISTORIC PROPERTY

THE HPB MEETINGS ARE  
HELD MONTHLY AT CITY  
HALL, 200 EAST

UNIVERSITY AVE,  
GAINESVILLE, FL 32601, CITY  
HALL AUDITORIUM AT 5:30PM.  
THE SCHEDULE OF MEETINGS  
IS AVAILABLE ON THE  
PLANNING DEPARTMENT  
WEBSITE.

THE HISTORIC PRESERVATION  
OFFICE STAFF CAN PROVIDE  
ASSISTANCE AND GUIDANCE  
ON THE HP BOARD'S REVIEW  
PROCESS, AND ARE AVAILABLE  
TO MEET WITH PROPERTY  
OWNERS OR AGENTS. IF YOU  
NEED ASSISTANCE, PLEASE  
CONTACT THE HISTORIC  
PRESERVATION PLANNER AT  
(352) 334-5022 OR (352) 334-  
5023.

## PERSONS WITH DISABILITIES AND CONTACT INFORMATION

PERSONS WITH DISABILITIES  
WHO REQUIRE ASSISTANCE TO  
PARTICIPATE IN THE MEETING  
ARE REQUESTED TO NOTIFY  
THE EQUAL OPPORTUNITY  
DEPARTMENT AT 334-5051  
(TDD 334-2069) AT LEAST 48  
HOURS PRIOR TO THE  
MEETING DATE.  
FOR ADDITIONAL  
INFORMATION, PLEASE CALL  
334-5022.

## OVERVIEW

The Historic Preservation Board (HPB) is an advisory board to the City of Gainesville's Commission composed of citizens who voluntarily, without compensation commit their time and expertise to the stewardship of historic resources in our community.

The HPB approval is a procedure which occurs for alterations, construction, restorations, or other significant changes to the appearance of an structure in Gainesville's Historic Districts which have an impact on the significant historical, architectural, or cultural materials of the structure and/or the district. The City's historic review guidelines are available online at [www.cityofgainesville.org/planningdepartment](http://www.cityofgainesville.org/planningdepartment) and within the Land Development Code, Section 30-112.

After submission of an application, the Historic Preservation Planner prepares a written recommendation for the board meeting which addresses whether the proposed changes are compatible with the criteria of the SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION and the City of Gainesville's HISTORIC PRESERVATION REHABILITATION AND DESIGN GUIDELINES. Once staff has prepared and completed the staff report, an Agenda of the proposed meeting and the staff report will be posted online approximately 5 to 7 days prior to the HPB meeting and can be found at [www.cityofgainesville.org/planningdepartment](http://www.cityofgainesville.org/planningdepartment) — Citizen Advisory Boards — Historic Preservation Board.

Public notice signage is required to be posted at the property by the applicant no later than 10 days prior to the scheduled Historic Preservation Board meeting. The notarized *Public Notice Signage Affidavit* must be submitted once the sign is posted.

The applicant and/or owner of the property should be present at the Historic Preservation Board meeting and be prepared to address inquiries from the board members and/or the general public. The HPB meeting is a quasi-judicial public hearing with procedural requirements. The review body may approve, approve with conditions, or deny projects. It is not necessary for owners to be present at the HPB meeting if your COA has been staff approved.

In addition to a Certificate of Appropriateness (COA), a building permit may be required for construction from the Building Department. This is a separate process with submittal requirements. Building permits will not be issued without proof of a COA and the Historic Preservation Planner signing the building permit. After the application approval, the COA is valid for one year.

Please post the CERTIFICATE OF APPROPRIATENESS at or near the front of the building.

## CERTIFICATION

BY SIGNING BELOW, I CERTIFY THAT THE INFORMATION CONTAINED IN THIS APPLICATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AT THE TIME OF THE APPLICATION. I ACKNOWLEDGE THAT I UNDERSTAND AND HAVE COMPLIED WITH ALL OF THE SUBMITTAL REQUIREMENTS AND PROCEDURES AND THAT THIS APPLICATION IS A COMPLETE SUBMITTAL. I FURTHER UNDERSTAND THAT AN INCOMPLETE APPLICATION SUBMITTAL MAY CAUSE MY APPLICATION TO BE DEFERRED TO THE NEXT POSED DEADLINE DATE.

1. I/We hereby attest to the fact that the above supplied parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the Planning and Development Services Department to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that Certificates of Appropriateness are only valid for one year from issuance.
4. It is understood that the approval of this application by the Historic Preservation Board or staff in no way constitutes approval of a Building Permit for construction from the City of Gainesville's Building Department.
5. The COA review time period will not commence until your application is deemed complete by staff and may take up to 10 days to process.
6. Historic Preservation Board meetings are conducted in a quasi-judicial hearing and as such ex-parte communications are prohibited (Communication about your project with a Historic Preservation Board member).

## SIGNATURES

Owner  
Applicant or Agent

*See Red*

Date  
Date 2/22/18 2

## PROJECT DESCRIPTION

1. DESCRIBE THE EXISTING CONDITIONS AND MATERIALS Describe the existing structure(s) on the subject property in terms of the construction materials and site conditions as well as the surrounding context.

No existing structures exist on the property.

2. DESCRIBE THE PROPOSED PROJECT AND MATERIALS Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s). Attach further description sheets, if needed.

The proposed revisions to the approved parking structure adjacent to the historic neighborhood are as follows:

- Reduced size and scale of structure to reduce the visual impact to the structure
- Scale of architectural feature reduced to reflect the residential nature.
- Material pallet has been revised to better reflect the surround materials and character.
- Vines grown up the building and buffering landscaping added to further shield and soften the visual impact of the building.

## DEMOLITIONS AND RELOCATIONS (If Applicable)

Especially important for demolitions, please identify any unique qualities of historic and/or architectural significance, the prevalence of these features within the region, county, or neighborhood, and feasibility of reproducing such a building, structure, or object. For demolitions, discuss measures taken to save the building/structure/object from collapse. Also, address whether it is capable of earning a reasonable economic return on its value. For relocations, address the context of the proposed future site and proposed measures to protect the physical integrity of the building.) Additional criteria for relocations and demolitions: Please describe the future planned use of the subject property once vacated and its effect on the historic context.

N/A

## MODIFICATION OF EXISTING ZONING REQUIREMENTS (If Applicable)

Any change shall be based on competent demonstration by the petitioner of Section 30-112(d)(4)b.

Please describe the zoning modification and attach completed, required forms.

N/A

**A pre-application conference** with the Historic Preservation Planner **is required** before the submission of a Certificate of Appropriateness (COA) application. A concept review with the City of Gainesville's Historic Preservation Board is optional.

For a single-family structure, accessory structures and all other structures which require Historic Preservation Board review, there is **an application fee**. Fees vary by the type of building and change annually. Please consult with planning staff or online at [www.cityofgainesville.org/planningdepartment](http://www.cityofgainesville.org/planningdepartment) to determine the amount of the application fees for your project. There is no fee for a staff approved Certificate of Appropriateness. Please consult the *FAQ's Living and Developing in a Historic District* and the *Historic Preservation Rehabilitation and Design Guidelines* for restoration & rehabilitation that is staff approvable. **The COA review time period will not commence until your application is deemed complete by staff.**

The application is **due by 11:00 a.m.** on the **application deadline date** as noted on the attached annual meeting and cut-off schedule.

**THIS CHECKLIST IS A GUIDE TO BE USED FOR PROPER COA SUBMITTAL. SOME ITEMS MAY NOT APPLY TO YOUR PERMIT APPLICATION.**

Please provide all documents on one (1) disk or USB Flash Drive. One full sized printed set of drawings may also be requested on a case-by-case basis. Materials will not be returned to applicant.

A completed application may include the following:

## SUBMITTAL REQUIREMENT CHECKLIST

		Applicant	HP Planner
<b>Survey and Site Plan</b>	A drawing giving dimensions of property; location of building(s) showing distances from property lines (building set-back lines (dimensioned), names of streets front and sides, and north/south orientation. A current site plan or survey may be submitted for this requirement, if it provides the requested information.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Drawings to Scale</b> ▪ Elevations ▪ Floor Plan ▪ Square Footage ▪ Dimensions & Height ▪ Materials & Finishes	One complete set of plans (with all (4) exterior elevations) and specifications for the project. All drawings must be clear, concise and drawn to scale. All rooms shall be dimensioned and labeled for use. Height measurement and square footage of different areas shall be on plans. Indicate features on the exterior (i.e.: chimney), the roof pitch, placement of windows and doors and label all materials and textures. <b>A scaled line elevation drawing &amp; footprint drawing is required for all new construction.</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Photographs</b>	Photographs of existing building(s) (all facades or elevations of structure) and adjacent buildings. Photographs should clearly illustrate the appearance and conditions of the existing building(s) affected by the proposed project, close-up views of any specific elements under consideration i.e., windows or doors if proposed to be modified or removed, as well as photographic views of its relationship with neighboring buildings. Photos shall be submitted in jpeg or PDF format. (City staff may take photographs of your property prior to the board meeting as part of their review procedure. The photos will be used for presentation to the Historic Preservation Board.)	<input type="checkbox"/> N/A	<input type="checkbox"/>
<b>Specific Items</b>	Specific items may be requested, such as landscape plans, wall sections, roof plans, perspective drawings, a model, a virtual illustration and/or verification of economic hardship.	<input type="checkbox"/> N/A	<input type="checkbox"/>
<b>Modification of Existing Zoning</b>	Attach separate form requesting a zoning modification based on competent demonstration by the petitioner of Section 30-112(d)(4)b.	<input type="checkbox"/> N/A	<input type="checkbox"/>
<b>Demolition Report</b>	In the case of demolition provide substantiating report(s) based on competent demonstration by the petitioner of Section 30-112(d)(6)c.	<input type="checkbox"/> N/A	<input type="checkbox"/>
<b>Notarized Consent Letter</b>	Notarized letter of consent from the property owner, if the applicant is not the owner of the property or is in the process of purchasing the property.	<input checked="" type="checkbox"/>	<input type="checkbox"/>



## **CERTIFICATE OF APPROPRIATENESS**

(TO BE COMPLETED BY CITY STAFF)

IF STAFF APPROVAL ALLOWS THE ISSUANCE OF THE CERTIFICATE OF APPROPRIATENESS, THE BASIS FOR THE DECISION WAS:

☐ This meets the *Secretary of Interior's Standards for Rehabilitation* and the City of Gainesville's *Historic Preservation Rehabilitation and Design Guidelines*.

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HISTORIC PRESERVATION PLANNER \_\_\_\_\_ DATE \_\_\_\_\_

THE HISTORIC PRESERVATION BOARD CONSIDERED THE APPLICATION OF HP \_\_\_\_\_ AT THE \_\_\_\_\_ MEETING. THERE WERE \_\_\_\_\_ MEMBERS PRESENT.

THE APPLICATION WAS ☐ APPROVED ☐ DENIED BY A \_\_\_\_\_ VOTE, SUBJECT TO THE FOLLOWING CONDITIONS:

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THE BASIS FOR THIS DECISION WAS:

☐ This meets the *Secretary of Interior's Standards for Rehabilitation* and the City of Gainesville's *Historic Preservation Rehabilitation and Design Guidelines*.

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CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

It is understood that the approval of this application by the Historic Preservation Board or staff in no way constitutes approval of a Building Permit for construction from the City of Gainesville's Building Department.

After the application approval, the COA is valid for one year.

**Please post the CERTIFICATE OF APPROPRIATENESS at or near the front of the building.**



# TAX SAVINGS FOR HOMEOWNERS OF HISTORIC PROPERTIES

The improvements to your historic property may qualify for a property tax exemption. The City of Gainesville permits an Ad Valorem property tax exemption for renovations, rehabilitations, and restorations to contributing properties within Historic Districts.

The amount of the exemption shall be determined by the Alachua County Property Appraiser based upon its usual process for post-construction inspection and appraisal of property following rehabilitation or renovation. The duration of the exemption shall continue regardless of any change in the authority of the City to grant such exemptions or any change in ownership of the property. In order to retain an exemption, however, the historic character of the property, and improvements which qualified the property for an exemption, must be maintained over the period for which the exemption was granted.

This is an excerpt from the Code of Ordinances ARTICLE IV. TAX EXEMPTION FOR HISTORIC PROPERTIES Sec. 25-61—66

## An Overview of the Application Process:

An applicant (owner of record or authorized agent) seeking an ad valorem tax exemption for historic properties must file with the city manager or designee the two-part Historic Preservation Property Tax Exemption Application with "Part 1: Preconstruction Application" (Part 1) completed. In addition, the applicant shall submit the following:

- A completed application for a Certificate of Appropriateness for the qualifying restoration, renovation, or rehabilitation.
- An application fee of not more than five hundred dollars (\$500.00) to be determined by the city manager or designee based on the estimated cost of the work to be performed and the administrative costs to be incurred by the city in processing the application and monitoring compliance.

The City of Gainesville Historic Preservation Board (HPB) shall review Part 1 applications for exemptions. The HPB shall determine whether the property is an eligible property and whether the Part 1 proposed improvement is consistent with the Secretary of Interior's *Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* and is therefore an eligible improvement.

Upon completion of work specified in the "Part 1" application, the applicant shall submit a "Part 2: Final Application for Review of Completed Work" (Part 2). The HPB shall conduct an inspection of the subject property to determine whether or not the completed improvements are in compliance with the work described and conditions imposed in the approved Part 1 application. Appropriate documentation may include paid contractor's bills and canceled checks, as well as an inspection request by the applicant within two (2) years following approval of the Part 1 application.

On completion of review of the Part 2 application, the HPB shall recommend that the city commission grant or deny the exemption. The recommendation and reasons therefore, shall be provided in writing to the applicant and to the city commission.

A majority vote of the city commission shall be required to approve a Part 2 application and authorize the ad valorem tax exemption. If the exemption is granted, the city commission shall adopt an ordinance.

The property owner shall have the historic preservation exemption covenant recorded in the official records of Alachua County, and shall provide a certified copy of the recorded historic preservation exemption covenant to the city manager or designee.

The effective date of the ad valorem tax exemption shall be January 1 of the year following the year in which the application is approved by the city commission and a historic preservation exemption covenant has been transmitted to the Alachua County Appraiser. Please submit Part 2 applications by the **October** Historic Preservation Board deadline in order to ensure enough time for it to go before the City Commission and be processed by the Tax Appraiser's office.

To qualify for an exemption, the property owner must enter into a covenant with the City of Gainesville for the term for which the exemption is granted. The covenant shall be binding on the current property owner, transferees, and their heirs, successors, or assigns.

Violation of the covenant or agreement will result in the property owner being subject to the payment of the differences between the total amount of taxes which would have been due in March in each of the previous years in which the covenant or agreement was in effect had the property not received the exemption and the total amount of taxes actually paid in those years, plus interest on the difference calculated as provided in F.S. § 212.12(3), as amended.

Please review City of Gainesville's Code of Ordinances Section 25-61 for qualification and process information.

This information is available online at [www.municode.com](http://www.municode.com) for the City of Gainesville, FL Chapter 25 Section 25-61—25-65.

For an application form, please contact the Planning Department at (352) 334-5022 or (352) 334-5023.



PLANNING

P.O. Box 490, Station 11  
Gainesville, Florida 32602-0490

352.334.5022

352.334-5023

Fax: 352.334.3259

[www.cityofgainesville.org/planningdepartment](http://www.cityofgainesville.org/planningdepartment)

001-660-1124 (EZ Zone)  
001-660-1125 (EZ Credit)

FEB 22 2018

Operator: Michael Hoge

Receipt no: 72826

Item	Description	Account No	Payment	Payment Reference	Paid
HP-13-00081 01226 NW 3RD AVE Gainesville 13th Street Mixed Use	Cert of Appropriateness All Other Structures	001-660-6680-3405	CHECK	13900	\$303.88
<b>Total:</b>					<b>\$303.88</b>

Transaction Date: 02/22/2018

Time: 15:45:51 EST



## PROPERTY OWNER AFFIDAVIT

Owner Name: RBLWP Parcel D LLC			
Address: 810 Seventh Ave, 10th Floor New York, NY 10019		Phone:	
Agent Name: eda engineers - surveyors - planners, inc.			
Address: 2404 NW 43rd Street Gainesville, FL 32606		Phone: 352-373-3541	
Parcel No.: 14044, 14038, 14012			
Acreage: 1.55	S: 05	T: 10	R: 20
Requested Action: Certificate of Appropriateness Application			
<p>I hereby certify that: I am the owner of the subject property or a person having a legal or equitable interest therein. I authorize the above listed agent to act on my behalf for the purposes of this application.</p> <p>Property owner signature: <u>[Signature]</u></p> <p>Printed name: <u>Richard Birdoff</u></p> <p>Date: _____</p> <p>The foregoing affidavit is acknowledged before me this <u>15<sup>th</sup></u> day of <u>March</u>, 201<u>8</u>, by <u>Richard Birdoff</u>, who is/are personally known to me, or who has/have produced _____ as identification.</p>			
<p>NOTARY SEAL <u>[Signature]</u></p> <p>Signature of Notary Public, State of <u>New York</u></p> <p><b>LOUISA J. CURTIS</b> Notary Public, State of New York No. 01CU6317614 Qualified in New York County Certificate Filed in New York County Commission Expires January 05, 20<u>19</u></p>			

**PUBLIC NOTICE SIGNAGE AFFIDAVIT**

Petition Name HUB 2 - CORE SPACES 13<sup>th</sup> St + 3<sup>rd</sup> AVE PD  
Applicant (Owner or Agent) eda engineers + surveyors + planners, inc.  
Tax parcel(s) 14038, 14012, 14021, 14044

Being duly sworn, I depose and say the following:

1. That I am the owner or authorized agent representing the application of the owner and the record title holder(s) of the property described by the tax parcel(s) listed above;
2. That this property constitutes the property for which the above noted petition is being made to the City Of Gainesville;
3. That this affidavit has been executed to serve as posting of the "Notice of Proposed Land Use Action" sign(s) which describes the nature of the development request, the name of the project, the anticipated hearing date, and the telephone number(s) where additional information can be obtained. In addition, the applicant has securely posted the sign(s) on the property along each street frontage, at intervals of not more than four hundred (400) feet, and set back no more than ten (10) feet from the street and visible from the street. If the property does not abut a public right-of-way, signs have been placed at the nearest public right-of-way with an indication of the location of the subject property.
4. That the applicant has posted the sign(s) at least fifteen (15) days prior to the scheduled public hearing date; or for Historic Preservation Certificate of Appropriateness applications, at least ten (10) days prior to the scheduled public hearing date.
5. That the applicant shall maintain the signs(s) as provided above until the conclusion of the development review and approval process and that the signs shall be removed within ten (10) days after the final action has been taken on the development application.
6. That I (we), the undersigned authority, hereby certify that the foregoing statements are true and correct.

7. Melissa Watson

Melissa Watson

8. Applicant (signature)

Applicant (print name)

**STATE OF FLORIDA,  
COUNTY OF ALACHUA**

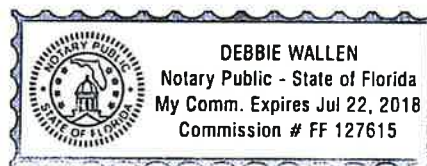
Before me the undersigned, an officer duly commissioned by the laws of the State of Florida, on this 19<sup>th</sup> day of March, 2018, personally appeared who having been first duly sworn deposes and says that he/she fully understands the contents of the affidavit that he/she signed.

Debbie Wallen Notary

Public

My Commission expires: 7-22-18

**RECORDING SPACE**



Form revised on March 11, 2014. Form location: <http://www.cityofgainesville.org/PlanningDepartment.aspx>

**FOR OFFICE USE ONLY**

Petition Number \_\_\_\_\_ Planner \_\_\_\_\_



CITY OF GAINESVILLE  
**NOTICE**  
OF PROPOSED  
**LAND USE ACTION**

A PUBLIC HEARING IS SCHEDULED TO CONSIDER A REQUEST FOR:  
A REQUEST FOR A CERTIFICATE OF APPROPRIATENESS  
FOR A REVISED PARKING GARAGE ELEVATION AS  
PART OF AN APPROVED PLANNED DEVELOPMENT.

WHEN: APRIL 3, 2018 @ 5:30 pm.

WHERE: CITY HALL AUDITORIUM  
300 E. UNIVERSITY AVE

FOR MORE INFORMATION CONTACT THE PLANNING DEPARTMENT AT 334-5023  
Additional details will be posted on our website prior to the meeting.  
Please visit us at [www.cityofgainesville.org/planningdepartment](http://www.cityofgainesville.org/planningdepartment)



CITY OF GAINESVILLE  
**NOTICE**  
OF PROPOSED  
**LAND USE ACTION**

A PUBLIC HEARING IS SCHEDULED TO CONSIDER A REQUEST FOR:  
A REQUEST FOR A CERTIFICATE OF APPROPRIATENESS  
FOR A REVISED PARKING GARAGE ELEVATION AS PART  
OF AN APPROVED PLANNED DEVELOPMENT.

WHEN: April 3, 2018 @ 5:30pm WHERE: CITY HALL, FOURTH FLOOR  
200 E. UNIVERSITY AVE.

FOR MORE INFORMATION CONTACT THE PLANNING DEPARTMENT AT 334-5023  
Additional details will be posted on our website prior to the meeting.  
Please visit us at [www.cityofgainesville.org/planningdepartment](http://www.cityofgainesville.org/planningdepartment)



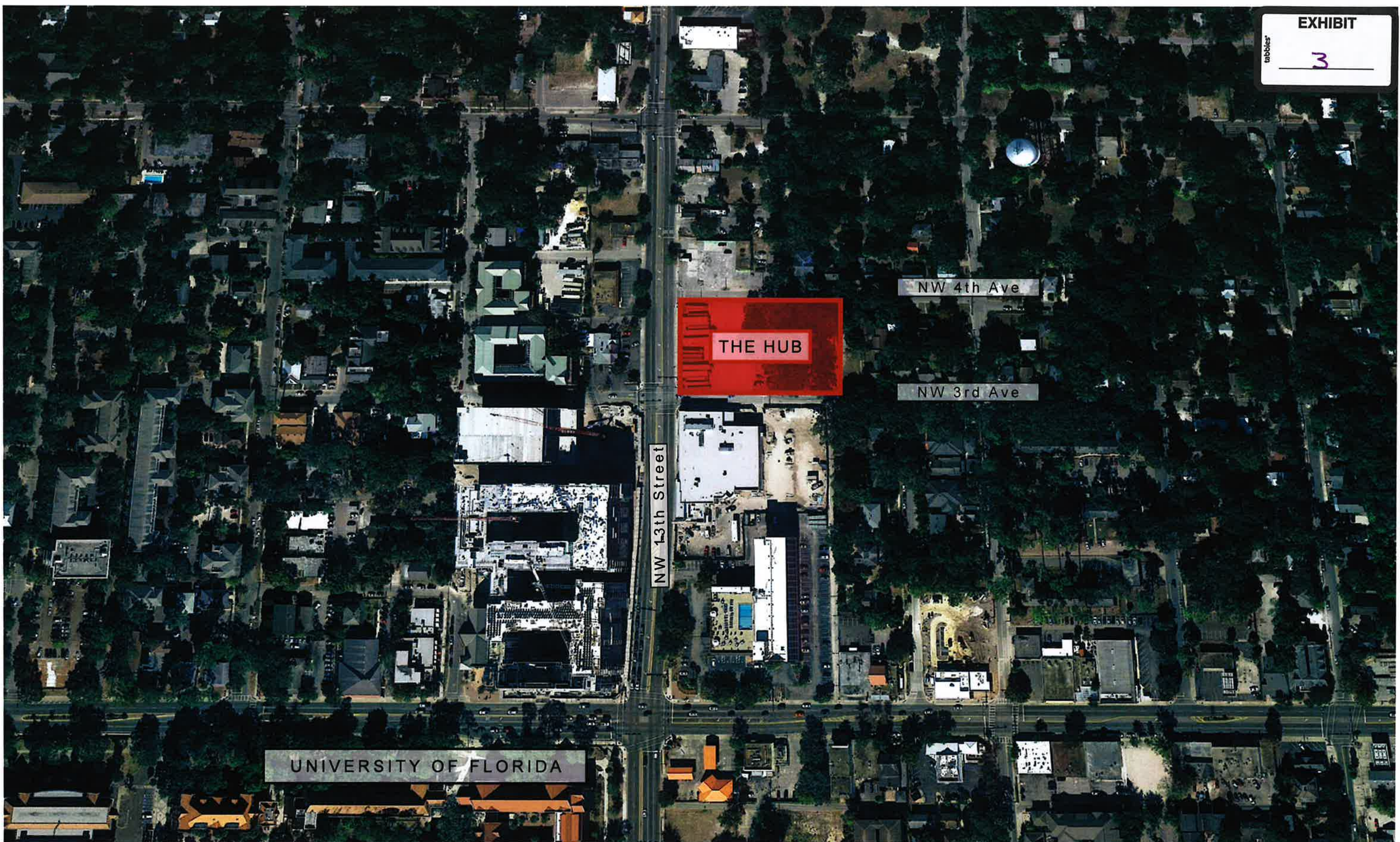
CITY OF GAINESVILLE  
**NOTICE**  
OF PROPOSED  
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A PUBLIC HEARING IS SCHEDULED TO CONSIDER A REQUEST FOR:  
A REQUEST FOR A CERTIFICATE OF  
APPROPRIATENESS FOR A REVISED PARKING  
GARAGE ELEVATION AS PART OF AN APPROVED  
PLANNED DEVELOPMENT

WHEN: APRIL 3, 2018 @ 5:30 pm WHERE: CITY HALL AUDITORIUM  
200 E. UNIVERSITY AVE.

FOR MORE INFORMATION CONTACT THE PLANNING DEPARTMENT AT 334-5023  
Additional details will be posted on our website prior to the meeting.  
Please visit us at [www.cityofgainesville.org/planningdepartment](http://www.cityofgainesville.org/planningdepartment)





# HUB AT GAINESVILLE 2 - 13TH & 3RD

Core Spaces, Up Campus, Developer • Antunovich Associates Architecture, Planning, Interior Design ©

## SITE CONTEXT VIEW

Gainesville, Florida | March 14, 2018





# PD LAYOUT PLAN

## DEVELOPMENT DATA

TOTAL SITE AREA = ±1.69 ACRES  
 ZONE A (MIN. BUILDING AREA) = ±1.46 ACRES; 86.4% OF TOTAL SITE  
 ZONE B (MAX. URBAN AREA) = ±0.17 ACRES; 9.9% OF TOTAL SITE  
 ZONE C (TYPE 'C' BUFFER) = ±0.06 ACRES; 3.6% OF TOTAL SITE

APPROVED USE MIX:  
 (Square footage may vary 2.5% to accommodate building footprint requirements)

MULTI-FAMILY RESIDENTIAL = 202 DWELLING UNITS  
 NON-RESIDENTIAL\* = 26,000 SQUARE FEET

MAX. BUILDING HEIGHT = AS SHOWN ON PLAN  
 MAX. IMPERVIOUS AREA = 1.66 ACRES; 100% OF TOTAL SITE

MIN. URBAN AREA REQUIREMENTS:  
 FRONT = 15 TO 20 FEET  
 SIDE = 11 FEET

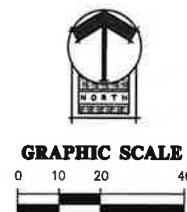
REAR SETBACKS = 15 FEET

\*THE LEASING OFFICE WILL NOT COUNT AGAINST THE PERMITTED NON-RESIDENTIAL SQUARE FOOTAGE.

## NOTES

1. LAND USE ZONE AREA BOUNDARIES MAY BE MODIFIED UP TO TEN FEET (10') TO FACILITATE ON-SITE PEDESTRIAN / VEHICULAR CIRCULATION PATTERNS AND NATURAL FEATURES PRESERVATION.
2. ZONE A PERMITTED USES SHALL BE BUILDING AREA INCLUDING THOSE USES IDENTIFIED IN THE PD ORDINANCE, AS WELL AS STORMWATER MANAGEMENT, AND PEDESTRIAN AND VEHICULAR CIRCULATION AND PARKING.
3. ZONE B SHALL BE MEASURED FROM THE BACK-OF-CURB TO THE BUILDING FACADE. PERMITTED USES SHALL BE OUTDOOR DINING AND COMMERCE THAT ARE ANCILLARY TO ON-SITE USES, PEDESTRIAN AND VEHICULAR CIRCULATION, A BUS SHELTER, LANDSCAPING, AND UTILITIES. PIPES THAT COLLECT AND RELOCATE STORMWATER MAY BE LOCATED IN ZONE B. HOWEVER, STORMWATER MAY NOT BE DISPERSED IN ZONE B.
4. REQUIRED URBAN AREAS SHALL BE MEASURED FROM THE BACK-OF-CURB TO THE BUILDING FACADE. THE URBAN AREA ALONG NW 13TH STREET SHALL BE A MINIMUM OF 15 FEET EXCEPT WHERE LANDSCAPING AND/OR STREET TREES ARE PROVIDED. THEN THE URBAN AREA SHALL BE A MINIMUM OF 20 FEET. THE URBAN AREA ALONG NW 4TH AVENUE AND NW 3RD AVENUE SHALL BE A MINIMUM OF 11 FEET.
5. SIDEWALKS WILL BE A MINIMUM OF TEN FEET (10') WIDE ALONG NW 13TH STREET AND SEVEN FEET (7') WIDE ALONG NW 3RD AND 4TH AVENUES, CONSISTENT WITH THE UNIVERSITY HEIGHTS OVERLAY.
6. PROJECTED TRIP GENERATION IS BASED ON THE FOLLOWING FIGURES:  
 A.M. PEAK HOUR = 87 TRIPS  
 P.M. PEAK HOUR = 138 TRIPS  
 ANNUAL AVERAGE DAILY TRIPS = 1,326 TRIPS
7. LOADING ZONES AND SOLID WASTE FACILITIES WILL BE LOCATED WITHIN THE COLONNADE/INTERNAL PARKING GARAGE. MECHANICAL EQUIPMENT SHALL BE LOCATED ON THE BUILDING'S ROOF, IF FEASIBLE.
8. NON-RESIDENTIAL USES SHALL NOT BE PERMITTED EAST OF THE NW 12TH DRIVE RIGHT-OF-WAY.
9. THE BUILDING'S HEIGHT WILL TRANSITION FROM AN 85' MAXIMUM HEIGHT TOWARDS NW 13TH STREET TO A 60' MAXIMUM HEIGHT WITHIN ±100' OF THE EASTERN PROPERTY BOUNDARY.

- ZONE A: BUILDING AREA
- ZONE B: URBAN AREA
- ZONE C: 15' REAR SETBACK/TYPE 'C' BUFFER
- PARCEL LINES
- PROJECT BOUNDARY
- BUILDING HEIGHT DIVISION LINES



Causeaux, Hewett, & Walpole, Inc.  
 Engineering • Surveying • Planning  
 6011 NW 1st Place, Gainesville, Florida 32607  
 Phone: (352) 331-1976 • Fax: (352) 331-2476 • www.daw-inc.com  
 CA-9075



SCALE: 1" = 20'  
 VERY SCALE: 1" = 20'  
 1" = 20' SCALE: 1" = 20'

DATE	DESCRIPTION
09-01-13	SUBMITTAL
10-01-13	REVISION
02-15-13	REVISION

PROJECT	RD MANAGEMENT, LLC
PROJECT	GAINESVILLE MIXED-USE ON NW 13TH ST - PLANNED DEVELOPMENT
SHEET NO.	PD LAYOUT PLAN

DESIGNED BY	R. THOMPSON
CHECKED BY	R. THOMPSON
PROJECT MANAGER	G. DEERBACH
PROJECT NUMBER	13-0305
DATE	03-14-2018
SHEET NO.	1

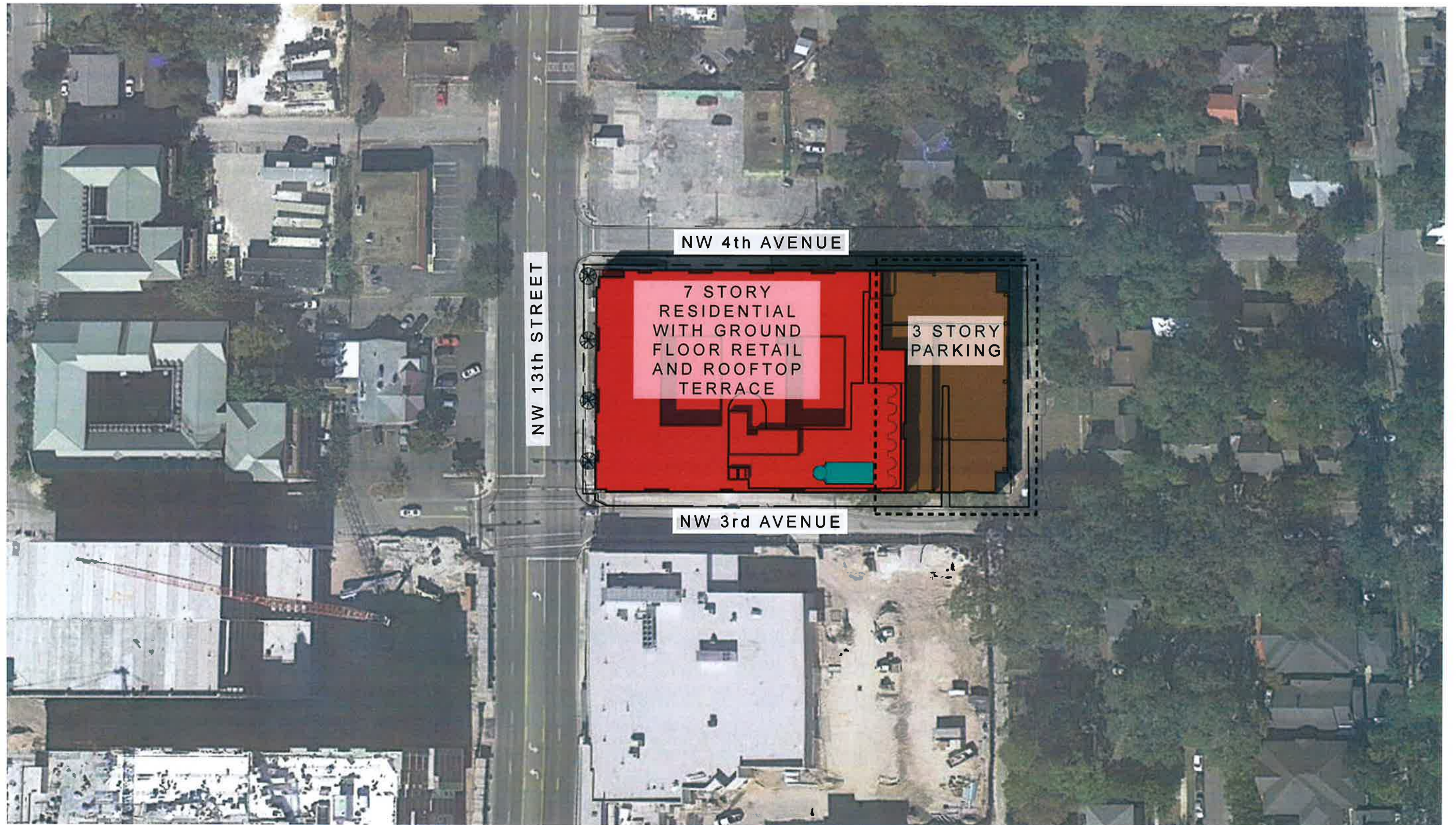
## PD LAYOUT PLAN

## HUB AT GAINESVILLE 2 - 13TH & 3RD

Core Spaces, Up Campus, Developer • Antunovich Associates Architecture, Planning, Interior Design ©

Gainesville, Florida | March 14, 2018





SCALE: 1"=80'

0' 40' 80'



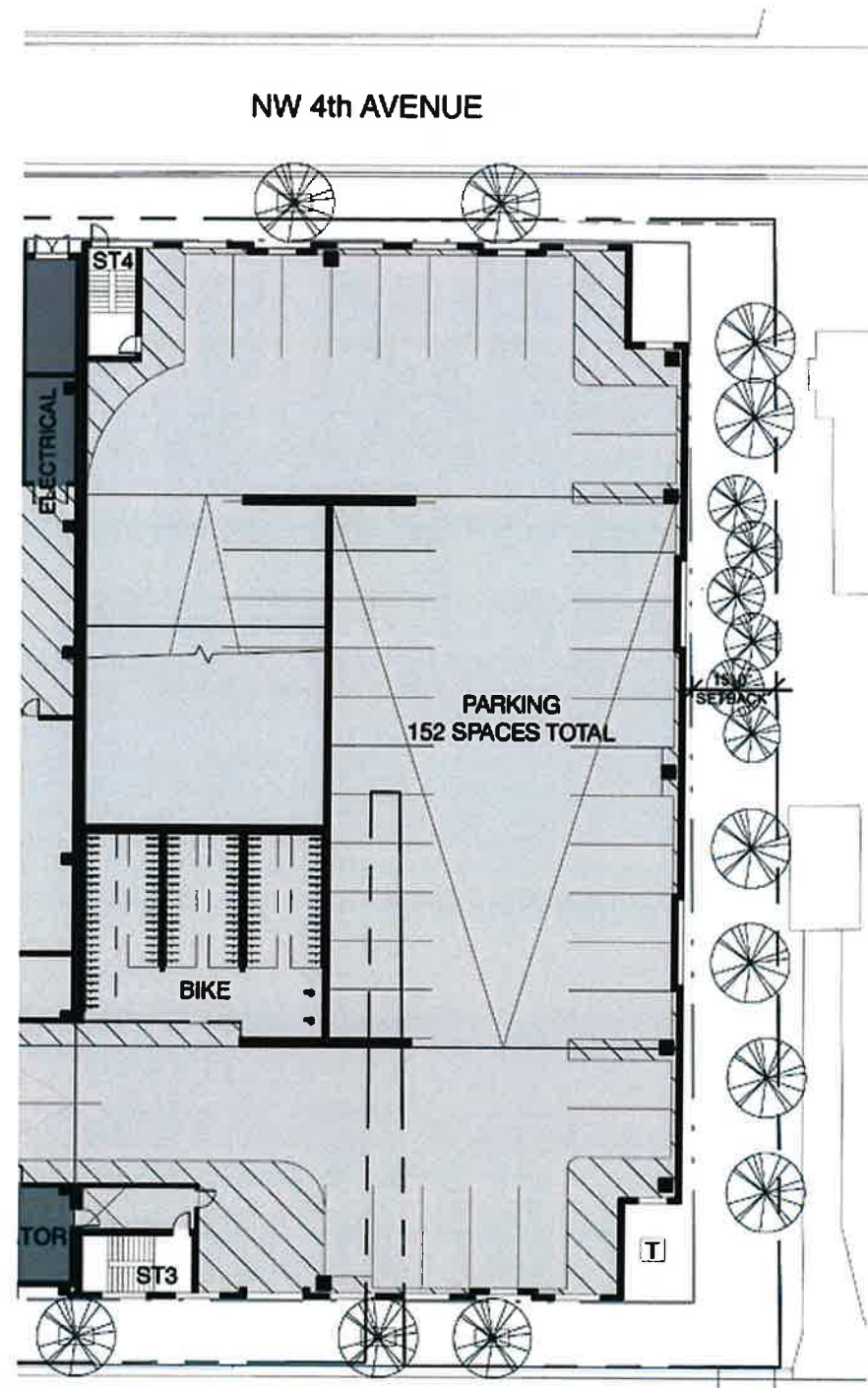
## HUB AT GAINESVILLE 2 - 13TH & 3RD

Core Spaces, Up Campus, Developer • Antunovich Associates Architecture, Planning, Interior Design ©

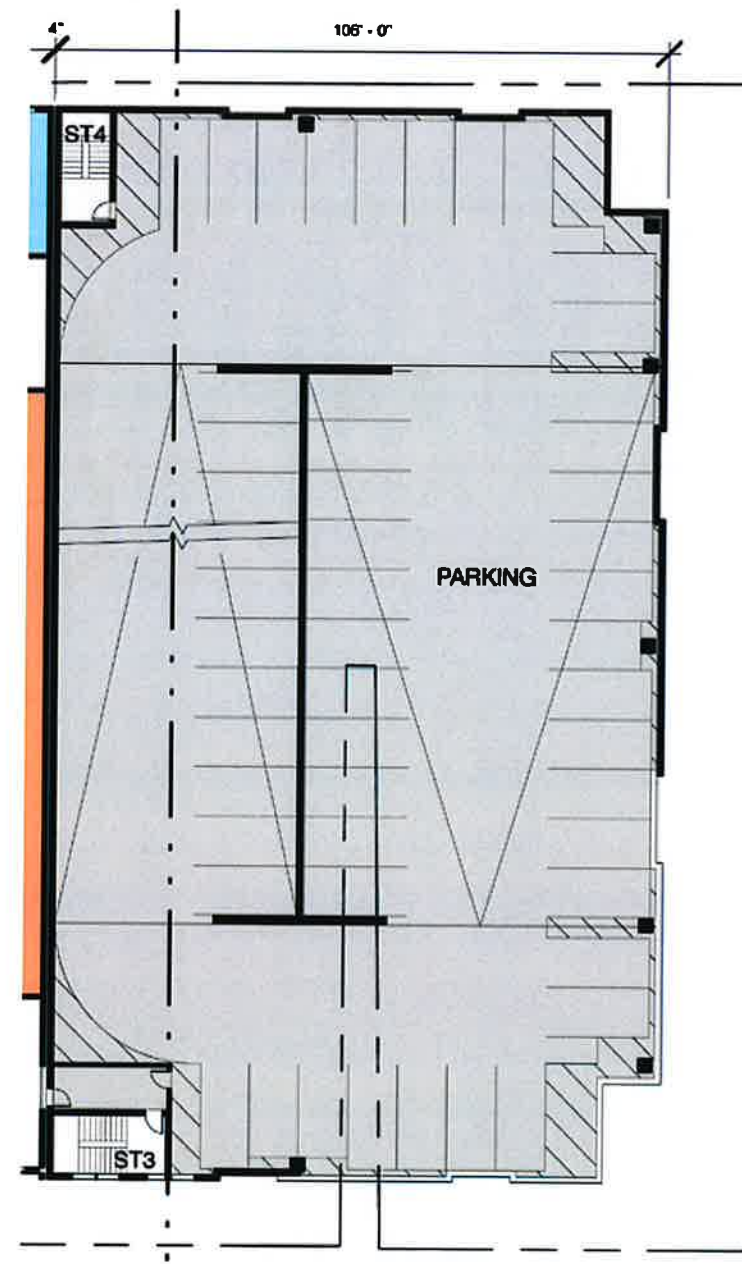
## SITE PLAN

Gainesville, Florida | March 14, 2018

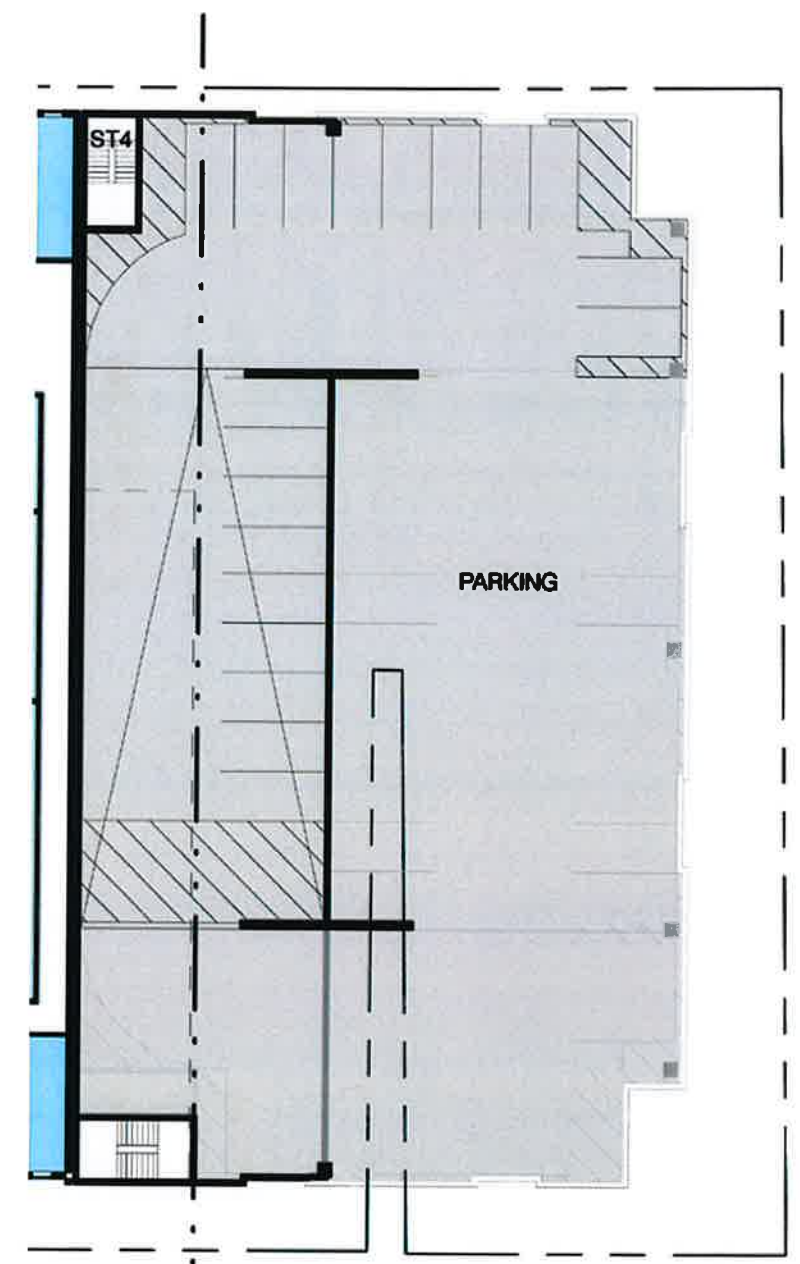




LEVEL 1 PLAN



LEVEL 2 PLAN



LEVEL 3 PLAN

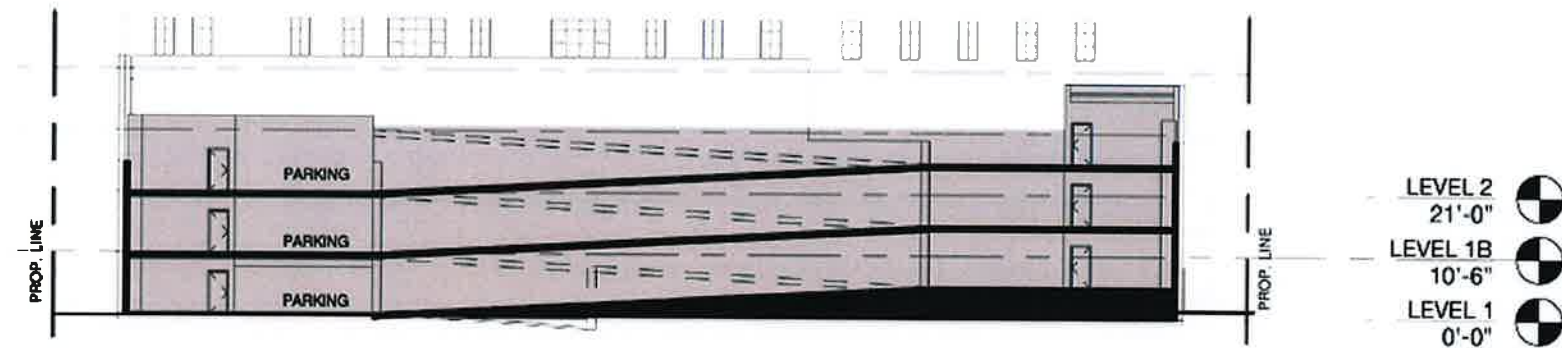


## HUB AT GAINESVILLE 2 - 13TH & 3RD

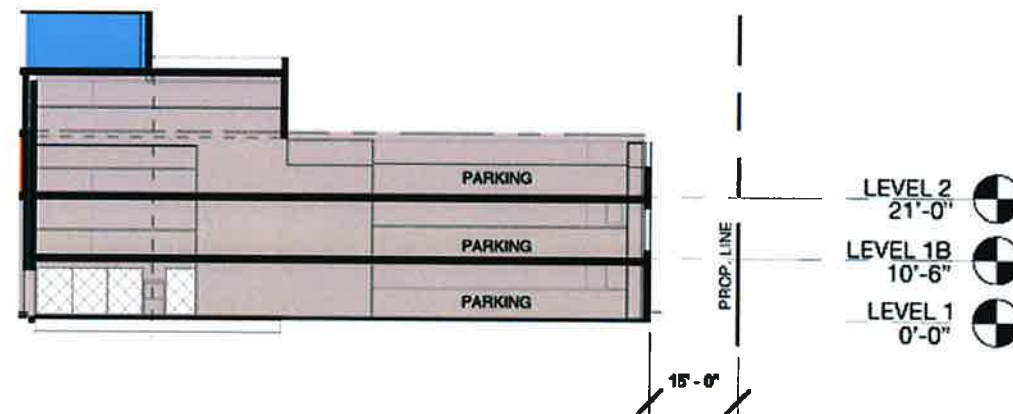
Core Spaces, Up Campus, Developer · Antunovich Associates Architecture, Planning, Interior Design °

## GARAGE PLANS

Gainesville, Florida | March 14, 2018



**N-S GARAGE SECTION  
LOOKING WEST**



**E-W GARAGE SECTION  
LOOKING NORTH**

SCALE: 1/32" = 1'-0"  
0' 10' 32'

## HUB AT GAINESVILLE 2 - 13TH & 3RD

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## GARAGE SECTIONS

Gainesville, Florida | March 14, 2018





## HUB AT GAINESVILLE 2 - 13TH & 3RD

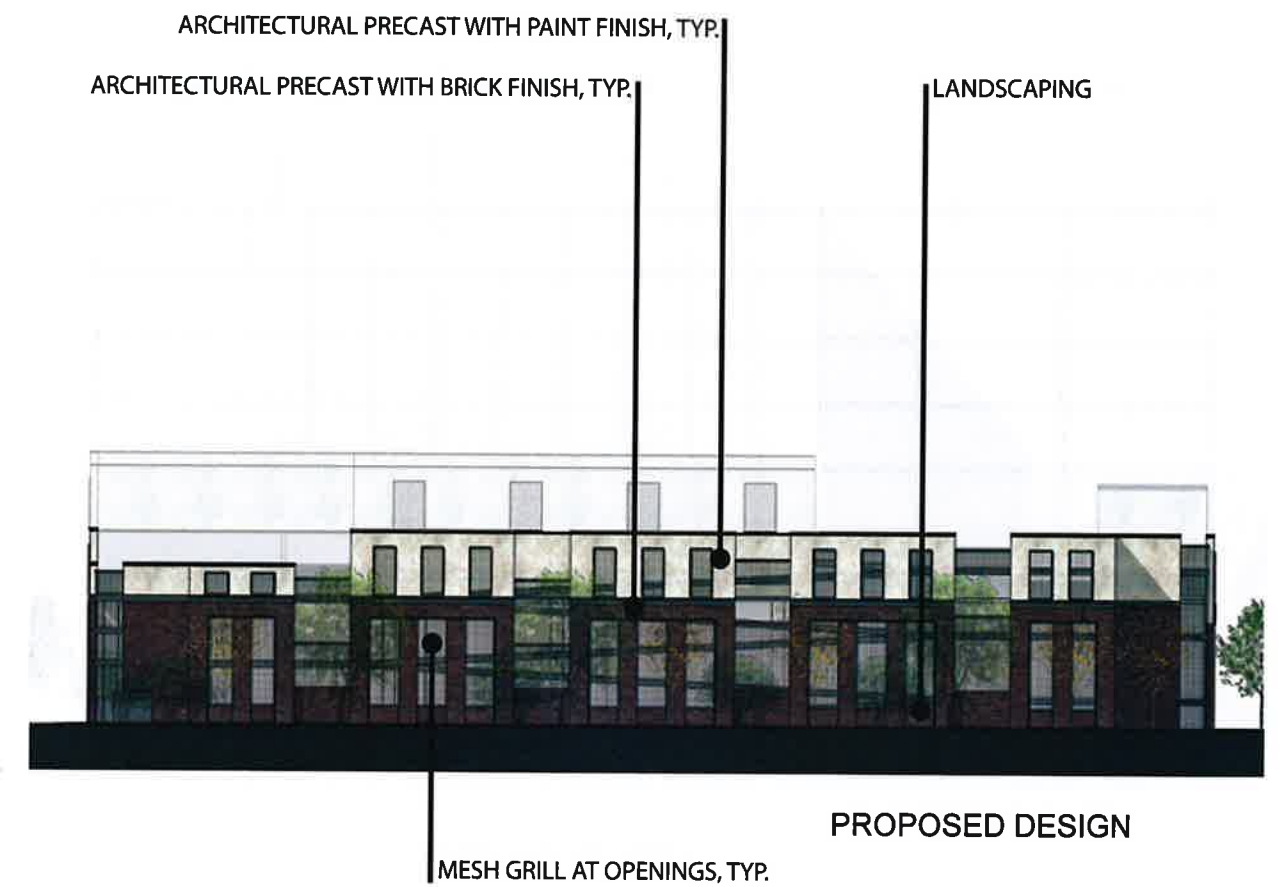
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**EAST ELEVATION**

Gainesville, Florida | March 14, 2018



NILES BOLTON ASSOCIATES



## HUB AT GAINESVILLE 2 - 13TH & 3RD

Core Spaces, Up Campus, Developer • Antunovich Associates Architecture, Planning, Interior Design®

## EAST ELEVATION COMPARISON

Gainesville, Florida | March 14, 2018





NILES BOLTON ASSOCIATES

ARCHITECTURAL PRECAST WITH PAINT FINISH, TYP.  
ARCHITECTURAL PRECAST WITH BRICK FINISH, TYP.



PROPOSED DESIGN

MESH GRILL AT OPENINGS, TYP.

## SOUTH ELEVATION



NILES BOLTON ASSOCIATES

ARCHITECTURAL PRECAST WITH PAINT FINISH, TYP.  
ARCHITECTURAL PRECAST WITH BRICK FINISH, TYP.



PROPOSED DESIGN

MESH GRILL AT OPENINGS, TYP.

## NORTH ELEVATION

# HUB AT GAINESVILLE 2 - 13TH & 3RD

## NORTH & SOUTH ELEVATION COMPARISONS

STAFF REPORT

JANUARY 7, 2014

PETITION NUMBER

HP-13-00081

PROPERTY LOCATION

1226 N.W. 3rd  
Avenue and 1227  
N.W. 4th Avenue.

APPLICANT

Causseaux, Hewett &  
Walpole, Inc.

OWNER

Richard Birdoff,  
Owner.

APPLICATION

REQUEST

New Construction.

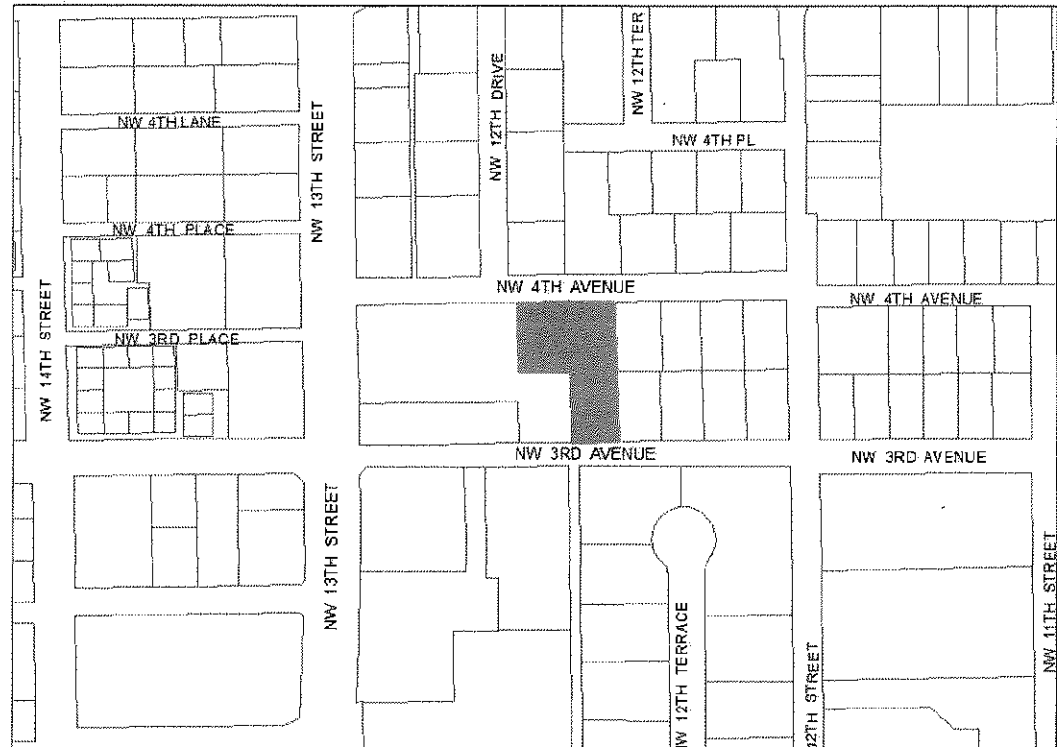
STAFF

RECOMMENDATION

Approval of the  
Application With  
Conditions.

*Rebecca Lippin*  
Principal Planner

Prepared by D. Henrichs,  
Historic Preservation Planner



Location Map

Subject Site

**SUMMARY**

**Project Description**

The applicant is proposing new construction on two lots in the University Heights Historic District-South that is part of a larger project that includes a mixed-use building and parking garage that will face N.W. 13th Street. Currently, there are two contributing buildings on the (two lots) sites. The relocation of the two single-family residences to one of the five historic districts will be submitted to the Historic Preservation Board for approval at a later date when moving information is available.

**Property Information**

The properties are located at 1226 N.W. 3rd Avenue and 1227 N.W. 4th Avenue.

The contributing buildings were built in 1933 and 1943, respectively, according to the Alachua County Property Appraisers Office. The property on N.W. 3rd Avenue is zoned RMF-5 and is approximately .15 acres in size and is proposed to be added to the Planned Development (PD). The N.W. 4th Avenue site (approximately .32 acres) is zoned PD and is part of the proposed revisions to the PD.

**Public Notice**

A public notice sign has been placed on the property 10 days prior to the Historic Preservation Board hearing and the Clerk of the Commission has received notice of the Historic Preservation Board meeting on January 7, 2014.



## PROPOSED PROJECT AND GUIDELINES

The properties are located at 1226 N.W. 3rd Avenue and 1227 N.W. 4th Avenue. The contributing buildings were built in 1933 and 1943, respectively, according to the Alachua County Property Appraisers Office. The property on N.W 3rd Avenue is zoned RMF-5 and is approximately .15 acres in size and is proposed to be added to the Planned Development (PD). The N.W. 4th Avenue site (approximately .32 acres) is zoned PD and is part of the proposed revisions to the PD.

The applicant is proposing new construction on two lots in the University Heights Historic District-South that is part of a larger project that includes a mixed-use building and parking garage that will face N.W. 13th Street. Currently, there are two contributing buildings on the (two lots) sites. The relocation of the single-family residences to one of the five historic districts will be submitted to the Historic Preservation Board for two approvals at a later date when moving information is available.

Included within the packet is the December 3, 2013 Certificate of Appropriateness (COA) discussion item from the applicant.

There are revised elevations that were received December 18, 2013 and a revised response to the eleven standards of visual compatibility found in the City's Land Development Code.

On October 24, 2013, the N.W. 13th Street Mixed-Use project (City Plan Board's Petitions PB-13-86 LUC and PB-13-85 PDA Staff Reports and Minutes (Attachment 1- Pages 4-6) project was heard by the City Plan Board. Concerns were expressed by City Plan Board members and impacted property owners about the adjacency to the historic district, scale of the building, design of the parking garage and the addition of traffic and parking. The City Plan Board's motion included a requirement to revise all three elevations of the parking garage structure and incorporate landscape elements to minimize lighting impacts on adjacent residential properties and create a façade that more closely resembles a building than open levels of a parking garage.

Below are the City Plan Board motions:

"Approve Petition PB-13-86 LUC based on the staff report and with the revised conditions proposed by the applicant."

"Approve Petition PB-13-85 PDA with the conditions in the staff report, and accept the revised Conditions 5, 6 , 20, and 21 as proposed by the applicant, and further revise proposed Condition 21 by deleting "eastern" and adding "landscape" so that it reads:

The elevation of the parking structure shall be designed to minimize lighting impacts on adjacent residential properties and incorporate architectural and landscape elements to create a façade that more closely resembles a building rather than open levels of a parking garage. The elevations for structures located within the University Heights North Historic District must receive approval from the Historic Preservation Board prior to final development plan approval. Elevations shall be generally consistent with those approved with this ordinance, but elevation details and materials may be revised by the Historic Preservation Board and/or Development Review Board without amending this ordinance."

In order to be listed on the local register and National Register of Historic Places, a district must be significant and possess integrity. According to the Local Historic Preservation Ordinance 30-112, a property must fulfill one or more of the following criteria:

Is associated with events that are significant to our local, state, or national history;

- Embodies the distinctive characteristics of a type, period, or method of construction;
- Represents the work of a master;
- Possesses high artistic values; or
- Represents a significant and distinguishable entity whose components may lack individual distinction.

Attachment 2 - University Heights Historic District Nomination Narrative Description (Section 7) & Narrative Statement of Significance (Section 8).

Section 30-112 (Attachment 3) of the Land Development Code governs regulated work items under the jurisdiction of the Historic Preservation Board. To implement this section of the Code, the Historic Preservation Board has developed the following design guidelines based on the Secretary of Interior's *Standards for Rehabilitation*, which describe appropriate new construction in the historic districts. The new construction criteria implement the visual compatibility standards set forth in Section 30-112(6) a. of the City of Gainesville Land Development Code. Each section heading(s) corresponds to one or more of the eleven criteria set forth in that section. In addition to the explicit criteria set forth in the Land Development Code, other design suggestions consistent with those criteria have been included to elaborate further on compatibility issues.

Included are the Guidelines for New Construction in the University Heights Historic Districts – North and South. (SEE PAGE 5)

Compatibility of new construction in the neighborhood can be greatly increased if facade proportions of historic structures on the street are analyzed and integrated into the design. "Scale for new construction is both the relationship of the building to its adjacent historic structures and the scale of the building to the person." In the case of new larger construction projects, strategies for developing appropriate scale include: breaking down the massing in smaller components, the use of a pallet of materials that complement the neighborhood, the correct size and proportion of fenestrations, the articulation of surfaces, the correct ratio of voids to solids, and the architectural details.

1. *Rhythm of the Street.* The relationship of the buildings, structures and open spaces along a street that creates a discernible visual and spatial pattern.

The Guidelines state that rhythm is layering of many features. The careful placement of buildings on lots is essential to maintaining the building patterns of each district. The spacing between buildings becomes a rhythm along N.W. 3rd and 4th Avenue or the street edge. The rhythm of the footprint of the new construction is not consistent in scale and spacing of the historic contributing buildings.

#### **Not Compatible.**

2. *Setbacks.* The size of buildings, structures and open spaces and their placement on a lot relative to the street and block.

Because the proposed project is at the mid-block to the end of the block, setback compatibility is important as is maintaining as many of the established setbacks and rhythms at the street edge. The "step back" is a compromise halfway between the minimum build-to line allowed by the Special Area Plan which is 15-25 ft. from the property line, and the setback of the existing contributing historic structure. The revised elevations show a "step back" at the corners adjacent to the UHHD-S to allow for landscaping to be planted, softening the building edge which does not relate to the historic setbacks along N.W. 3rd and 4th Avenue.

#### **Compatible.**

3. *Height.* The overall height of buildings and structures related to those sharing the same street or block.

Heights of buildings have a significant impact on the scale and character of an historic neighborhood. The Guidelines state, "to avoid abrupt scale juxtapositions that fragment a neighborhood and adversely impact historic struc-

tures, a “step down” amelioration strategy would be applied to new construction that is adjacent to a contributing structure located within 20 feet of a shared side yard boundary”.

The new construction in the historic district at the rear of the property is a parking garage that will abut contributing structures when the two historic contributing residences are moved. In the case of the proposed project, “step down” and “step back” strategies have become difficult because of the scale of the proposed building and the scale of the historic contributing buildings.

During a meeting with Jeffrey Smith from Nile Bolton Associates (the architectural firm for the project), Jay Reeves and staff were presented with a couple of strategies: one reducing the height and the other reducing the corners adjacent to the historic district. By reducing the height of the parking garage to four stories, the scale is more compatible with the historic district.

According to the Guidelines, an additional story-and-a-half could be developed on the existing abutting properties with the contributing residences which would result in a maximum of three-and-a-half stories. If this occurred, an additional story-and-a-half allowed by the Guidelines could be built adjacent to the historic residences with a new development and could potentially be at a height of four stories. The height of the proposed mixed-use and parking garage project abutting the contributing historic building is four stories.

Given the potential of a scale change in the historic district

**Compatible.**

4. *Roof Forms.* The shape of a building or structure roof system in relationship to its neighbors.

Replicating roof pitches in the historic district would increase the height of the mixed-use project and parking garage. Therefore, the proposed flat roof is preferable due to the height issues.

**Compatible.**

5. *Rhythm of Entrances and Porches.* The relationship of entrance elements and porch projections to the street.

At the street level on the east elevation of the parking garage, adjacent to the historic residences (first floor), vegetative green openings have been added to enhance the pedestrian experience and create a rhythm along the neighborhood edge. This elevation has been completely enclosed to eliminate light and noise impacts. The NW 3rd and 4th Avenue first floor appear to be open mesh detail. **Staff recommends that the applicant identify the material.**

**Compatible depending on material.**

6. *Walls of Continuity.* Appurtenances of a building or structure such as walls, fences, landscape elements that form linked walls of enclosure along a street and serve to make a street into a cohesive whole.

Vegetation has been added to the east elevation, as well as trees. With 15' of property, the scale of the trees will be limited to small (no taller than 12-15') trees which may not mitigate the scale.

**Compatible.**

7. *Scale of Building.* Relative size and composition of openings, roof forms and details to the building mass and its configuration.

The height of the N.W. 13th mixed-use project and parking garage was addressed by the height criteria and limiting to four stories.

**Compatible.**

8. *Directional Expression.* The major orientation of the principal facade of a building or structure to the street.

N/A

9. *Proportion of the Front Facade.* The width of the building, structure, or object to the height of the front elevation in relationship to its immediate context.

The Guidelines state, "New porches, entrances, and other projections should reflect the size, height, and materials of porches of existing historic buildings found along the street and contribute to a continuity of features". Porches with sufficient size to accommodate outdoor furniture and easy accessibility are encouraged. The applicant has provided porches on both proposed buildings. Staff recommends that all porches and balconies be consistent with the historic models and should have sufficient size to accommodate outdoor furniture.

N/A

10. *Proportion of Openings.* The width and height relationship of the windows and doors in a building or structure to the principle facade.

**Compatible.**

11. *Rhythm of Solids to Voids.* The pattern and overall composition of openings such as windows and doors in the front facade.

N/A

12. *Details and Materials.* The relationship of details, materials, texture and color of building facades, structures, objects and landscaped areas to the existing context.

**Not Compatible.**

The applicant is using materials that are not found in the University Heights Historic District. The Board may wish to consider providing architectural input on the building's use of materials for compatibility, particularly at the ground floor abutting the historic district.

Staff recommends **Approval of the Application With Conditions that the two historic residences are moved to vacant properties within the five historic districts.**



THE ***HISTORIC PRESERVATION REHABILITATION AND DESIGN GUIDELINES***, BASED ON THE SECRETARY OF INTERIOR STANDARDS FOR REHABILITATION WHICH HAS BECOME THE AUTHORITY GUIDELINES FOR REHABILITATION STATE:

## **MAINTAINING THE CHARACTER OF THE UNIVERSITY HEIGHTS HISTORIC DISTRICTS-----NORTH & SOUTH**

New construction should complement historic architecture. Through sound planning and design, it can respect and reinforce the existing patterns of a historic district. Good infill design does not have to imitate demolished or extant buildings to be successful. Rather, it utilizes significant patterns, such as height, materials, roof form, massing, setbacks and the rhythm of openings and materials to insure that a new building fits with the context. While the Secretary of the Interior's Standards are oriented toward rehabilitation of existing historic buildings, Standards 2, 3, and 9 apply to new construction in historic districts and near individual landmarks. Under Standard 2, the setting of historic buildings should be preserved when new construction is undertaken. The relationship of new construction to adjacent buildings, landscape and streetscape features, and open spaces

should also be considered. New construction adjacent to historic buildings can dramatically alter the historic setting of neighboring buildings or the district. Such construction should not create a false sense of historical development through the use of conjectural features or stylistic elements drawn from other buildings under Standard 3. Under Standard 9, new construction is appropriate as long as it does not destroy significant historic features, including designed landscapes, and complements the size, color, material, and character of adjacent buildings and their historic setting. This allows for considerable interpretation in the design of new structures.

Part of the delight of the Gainesville historic districts is their diversity, which can vary considerably along streets and blocks. This diversity makes the design of new structures a challenge for designers, builders, staff and the review board. Since almost every street in the University Heights Historic Districts has a different pattern of building, it is impossible to have a single standard for new construction that will apply the same way in every location. To encourage diversity, the design guidelines set up a way of thinking about compatibility rather than a set of stylistic recipes.

### **The University Heights Special Area Plan**

The University Heights Special Area Plan overlay encompasses the area of the University Heights Historic Districts. As was discussed under HISTORIC CONTEXT, the goal is to encourage new development in University Heights and to create a pedestrian friendly public realm, goals that will clearly impact the historic character of the neighborhoods that make up the historic districts. New infill construction and some new patterns of land use are expected in this area as market forces spur new development.

The Special Area Plan, which encourages historically compatible new design, has established specific design requirements for landscape design, building placement, parking, signage, and architectural design criteria for a number of building types. The Historic Preservation Design Guidelines for New Construction do not seek to supplant the existing regulations. Rather, they attempt to work with the existing regulatory structure to ameliorate the impact of new construction on existing historic properties, and through the Rehabilitation Guidelines to protect the identified historic resources of the districts.

Building additions are regulated by the Special Area Plan. Contributing structures in the historic districts also must comply with the Rehabilitation Guidelines, which address similar issues but are more specific concerning the various strategies for placing and designing additions.

The Design Guidelines for New Construction provide specific recommendations for design compatibility, and use amelioration strategies to reduce the impact of new larger-scale development on historic structures.

**The University Heights Special Area Plan Code establishes standards for land development in order to:**

- ***Preserve and extend the historic neighborhood character through the design and placement of building types and public spaces.***

### **DEFINING THE CRITERIA**

Without careful attention to overall design, materials, scale, massing, and setbacks, contemporary construction in a Historic District can threaten the coherence of the historic context. As often is the case, context has been sacrificed through ignorance, indifference, and the effort to make new projects absolutely cost efficient.

The following criteria are used to evaluate the compatibility of new construction proposed for the historic districts. These criteria should be considered during the design process to ensure compatibility and avoid unnecessary conflicts in the review process. The terms are adapted from the eleven standards of visual compatibility found in the City's Land Development Code. Note that "Scale" is broken up into two parts, *Scale of the Street* and *Scale of Buildings*, emphasizing the importance of these two related but very different scale.

1. *Rhythm of the Street.* The relationship of the buildings, structures and open spaces along a street that creates a discernible visual and spatial pattern.

2. *Setbacks.* The size of buildings, structures and open spaces and their placement on a lot relative to the street and block.
3. *Height.* The overall height of buildings and structures related to those sharing the same street or block.
4. *Roof Forms.* The shape of a building or structure roof system in relationship to its neighbors.
5. *Rhythm of Entrances and Porches.* The relationship of entrance elements and porch projections to the street.
6. *Walls of Continuity.* Appurtenances of a building or structure such as walls, fences, landscape elements that form linked walls of enclosure along a street and serve to make a street into a cohesive whole.
7. *Scale of Building.* Relative size and composition of openings, roof forms and details to the building mass and its configuration.
8. *Directional Expression.* The major orientation of the principle facade of a building or structure to the street.
9. *Proportion of the Front Facade.* The width of the building, structure, or object to the height of the front elevation in relationship to its immediate context.
10. *Proportion of Openings.* The width and height relationship of the windows and doors in a building or structure to the principle facade.
11. *Rhythm of Solids to Voids.* The pattern and overall composition of openings such as windows and doors in the front facade.
12. *Details and Materials.* The relationship of details, materials, texture and color of building facades, structures, objects and landscaped areas to the existing context.

### **Recommended**

1. Encourage rehabilitation and adaptive use of existing structures and landscapes.
2. Design new buildings to be compatible in scale, size, materials, color, and texture with the surrounding buildings.
3. Employ contemporary design that is compatible with the character and feel of the historic district.
4. Employ amelioration strategies with new larger scale infill construction to protect adjacent historic structures.
5. Employ design strategies that use proportional relationships of facades, shapes of openings, solid/void ratios and the directional typology of historic structures to link new buildings with the historic context.

Use of fences, walls or landscape materials to reinforce the continuity of the street edge in a neighborhood.

### **Not Recommended**

1. Designing new buildings whose massing and scale is inappropriate and whose materials and texture are not compatible with the character of the district.
2. Imitating an earlier style or period of architecture in new construction, except in rare cases where a contemporary design would detract from the architectural unity of an ensemble or group.

### **RHYTHM OF THE STREET**

New construction should add to the existing rhythm of streets and blocks. This rhythm is a complex layering of many features that add up to what is described generally as “character.” Spacing between buildings, divisions between upper and lower floors, porch heights, and alignment of windows and windowsills are examples of such rhythms. New construction in historic districts should try to maintain or extend these shared streetscape characteristics in blocks where they appear.

Where new building types such as row houses or apartment buildings are introduced that are not in scale with the traditional single-family housing that historically occupied the area, new rhythms of building and open space along the street will evolve.

To help ameliorate the impact of these new more massive building forms, special attention should be paid to the articulation and massing of the new building street facades, avoiding the introduction of large unbroken masses of building.

Finding the street rhythm in wall fenestration, eave heights, building details, and landscape features such as fences or walls can help ameliorate the larger building masses and “connect” the new building to its neighborhood and street.

## SETBACKS

The careful placement of buildings on lots is essential to maintaining the building patterns of each district. The distance a building is located from its property lines is referred to as “setbacks” or, more recently, “build-to” lines. Buildings in historic districts often share a common front and side setback although these setbacks vary from block to block and street to street, even within the same district. In locating new buildings, the front side setbacks should be maintained and be consistent with the facades of surrounding historic buildings.

Where the Special Area Plan encourages placement of buildings closer to the street than the historic uniform front yard setbacks along a block, adjustments are recommended to ameliorate the impact of the new building setbacks on adjacent contributing buildings in the historic districts. This adjustment strategy is desirable to help create a cohesion among the neighborhood buildings as a whole, and to avoid fracturing the neighborhood fabric by changing abruptly the building-street relationships.

Front yard build-to/setback lines would stay within the ranges set forth in the Special Area Plan requirements. When new construction abuts a contributing building located within 20 feet of a shared side yard boundary, the new construction must “step back” from the build-to line.

The “step back” is a compromise half way between the minimum build-to line allowed by the Special Area Plan, and the setback of the existing contributing structure, and in no case to step back further than the maximum build-to line established by the Special Area Plan.

In the event that the new construction is a multi-family row house or apartment building, only the first bay, adjacent to the contributing structure should be required to “step back.”

## HEIGHT

The height of new construction should ideally be compatible with surrounding historic buildings. Building height has a significant impact on the scale and character of a neighborhood.

The Special Area Plan allows new buildings to be significantly taller than the 1-story and 2-story single-family residential buildings that occupy the historic districts. To avoid abrupt scale juxtapositions that fragment a neighborhood and adversely impact historic structures, a “step down” amelioration strategy would be applied to new construction that is adjacent to a contributing structure located within 20 feet of a shared side yard boundary.

The new construction should not be more than 1 1/2 stories taller than the contributing structure. A half story is defined as an attic space within the roof utilizing dormer windows or gable-end windows.

In the event the new construction is a multi-family row house, apartment building, or a larger scale structure, only the first bay or set of spaces on the end of the building adjacent to the contributing structure should be required to “step down.”

## ROOF FORMS

Similar roof form and pitch are characteristics of buildings in many historic districts. Most residential buildings in the districts have pitched roofs with the gable or hip roof as the predominate type. Gambrel, pyramidal, and clipped gable (jerkinhead) are also found in the districts. A small number of Mediterranean influenced structures with flat roofs concealed behind parapets exist.

Repetition of historic roof forms is a strategy that new construction can employ to achieve compatibility with older structures, particularly when there is a widely used roof convention in a neighborhood.

## RHYTHM: ENTRANCES & PORCHES

The relationship of entrances and projections to sidewalks of a building, structure, object or parking lot shall be visually compatible to the buildings and places to which it is visually related. New porches, entrances, and other projections should reflect the size, height, and materials of porches of existing historic buildings found along the street and contribute to a continuity of features.

Porches are strongly encouraged and should have sufficient size to accommodate outdoor furniture and easy accessibility. Their widths and depths should reflect that which could be found on other historic buildings in the district.

## WALLS OF CONTINUITY

Appurtenances of a building or structure such as walls, fences or landscape elements that form linked walls of enclosure along a street serve to make a street into a cohesive whole.

New infill construction should be encouraged to align walls, fences or landscape elements (hedges) with adjacent property owners to create uniform street walls. Partially open edges are preferred to promote social connection from street (public domain) to porch (semi-private domain).

## SCALE OF THE BUILDING

Scale, although related to objective dimensions, is more open to interpretation and is ultimately a more important measure of a good building. Proper scale is a critical issue in determining the compatibility of buildings within an historic context. It has two general meanings: its scale to context and its scale relative to ourselves. Intuitively, we judge the fit of a building at different *scales of measurement* in order to assess its *relative size* or proper scale in a given context. Many issues affect the perception of scale such as placement on the site, overall massing, building type, style, combinations of materials and detailing to name but a few. Every building in the University Heights Historic Districts is also measured against its neighbors for degrees of similarity and difference. The result or “fitness” of a building is a delicate balance between these seemingly contradictory aspects of context. From far away, we note the profile of a structure on the skyline. On the streetscape: its distance from the road and its neighbors. Up close, we look for familiar things that tell us its relationship directly to our body, i.e., stairs, railings, doors and windows, and modular materials such as brick, blocks or wood. Most importantly, we sense that all these individual elements must have an overall order to achieve proper scale. Scale changes are evident from district to district and from street to street.

Scale for new construction speaks to both the relationship of the building to its neighbors, and the scale of the building to the person, which is influenced by the massing (large unbroken masses vs. smaller collection of masses), materials, the size and proportion of openings, the articulation of surfaces, the ratio of void to solid, and details like handrails, doors and windows.

New infill may be larger in size (not in physical scale with its neighbors) and yet still feel compatible in scale if the building form has been articulated with a number of scaling strategies.

## DIRECTIONAL EXPRESSION

New buildings should relate to adjacent buildings in the directional character (orientation) of its facade. In a historic district there is usually a typology of entry and connection to street shared by the neighborhood buildings that helps create a consistent fabric.



University Heights buildings almost without exception have primary entries that face the principal street. The facade facing the principal street is clearly recognized as the building “front,” and porches or stoops create a transition from street to interior.

New construction should recognize these shared conventions and enhance compatibility by becoming part of the neighborhood fabric.

### **PROPORTION OF FRONT FACADE**

All buildings have a proportional relationship between the width and height of the front facade, which is independent of physical size. In a district as complex as University Heights with many different building styles, there can be a number of facade proportions. New construction should consider the facade proportions of the historic structures in the immediate neighborhood to determine if a common proportion could be found in nearby structures. Compatibility can be enhanced if neighborhood proportions can be integrated into the design of new buildings, even if they are of a larger physical scale.

### **PROPORTION OF OPENINGS**

In many historical styles, the height to width proportion of windows is an important element of the design; along with the way windows are configured by muntins. New construction should consider the proportion and rhythm of fenestration in nearby historic structures to enhance compatibility.

In University Heights, vertically proportioned windows predominate with many examples of group windows, especially in the numerous Craftsman/Bungalow style buildings. Consistent use of muntins is another recognizable fenestration characteristic.

Similarly, many historic structures have highly detailed doors and entryways, even when facades are simple and undetailed.

### **RHYTHM OF SOLIDS TO VOIDS**

Like the proportioning of openings, the relative ratio of openings to solid wall area is also a characteristic of architecture that can be exploited to seek compatibility with nearby historic structures. Architectural style in historic buildings is a factor, which influences the solid to void ratio. The ratio can also vary between primary and secondary elevations as windows have often been a status symbol and used on front facades to express wealth or social status.

### **DETAILS AND MATERIALS**

Due to the varied architectural styles in University Heights, there is a broad range of materials used on historic buildings, including brick, wood siding, wood shingles, stucco, cut stone and the unique use of local field stone and brick in the buildings locally known as “Chert Houses.” Roofs also use a range of materials including asphalt shingles, asbestos shingles, crimped and standing seam metal, tiles and stone.

New construction should consider looking at the pallet of materials used on nearby historic structures to pursue compatibility at the neighborhood level.

## Attachment 1



PLANNING AND DEVELOPMENT SERVICES DEPARTMENT  
PO Box 490, STATION 11  
GAINESVILLE, FL 32602-0490

306 N.E. 6<sup>TH</sup> AVENUE  
P: (352) 334-5022  
P: (352) 334-5023  
F: (352) 334-2648

TO: City Plan Board

Item Number: 6

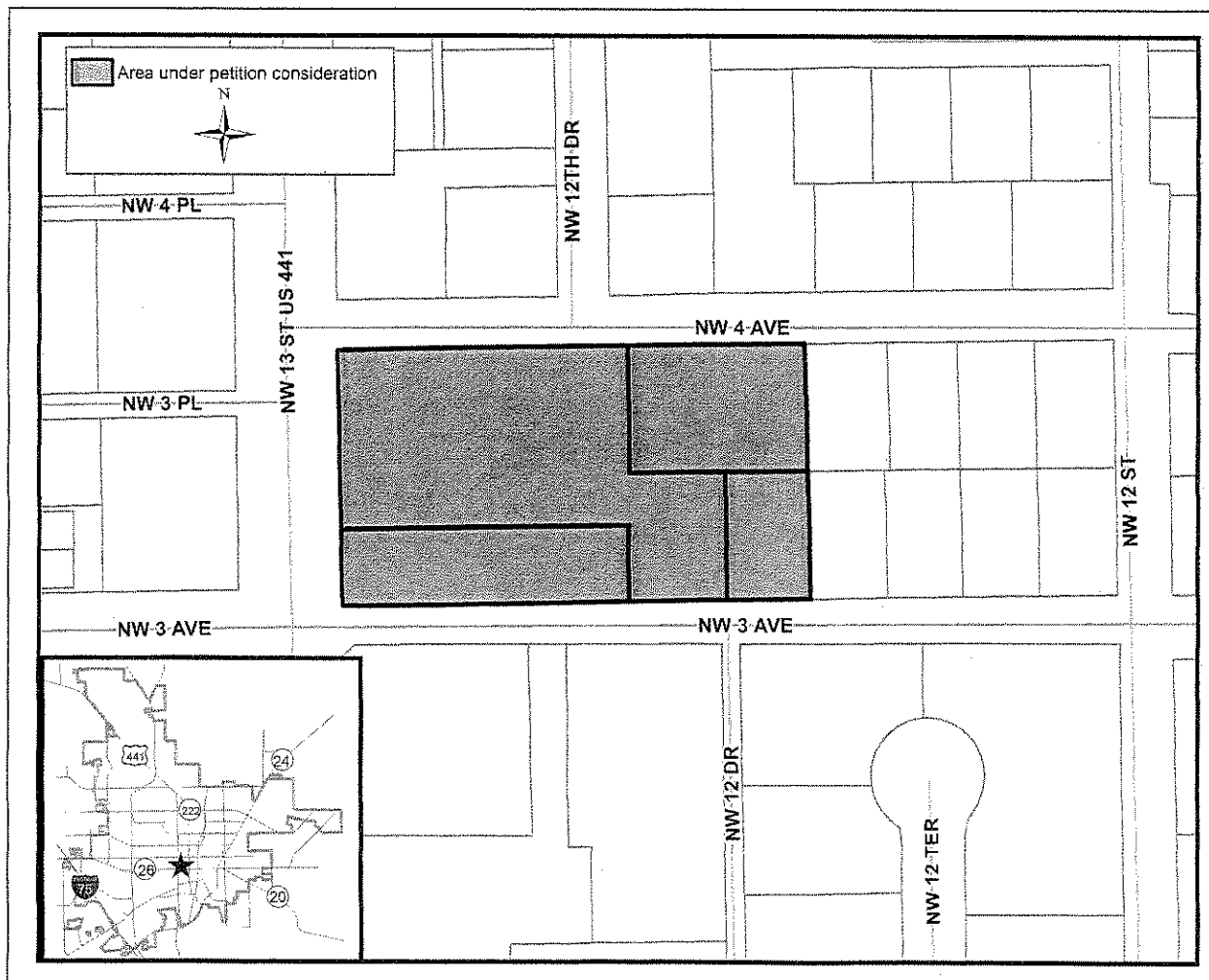
FROM: Planning & Development Services Department  
Staff

DATE: October 24, 2013

SUBJECT: Petition PB-13-85 PDA. Causseaux, Hewett & Walpole, Inc., agent for RBLWP Parcel D, LLC, and D. Bruce and Kristin S. Hawkins. Planned Development Amendment to allow construction of a mixed-use development zoned PD (Planned Development district); and rezone property from RMF-5 (12 units/acre single-family/multiple-family residential district) to Planned Development district (PD). Located at 303-319 Northwest 13th Street, 1227 Northwest 4th Avenue, and 1226 NW 3rd Avenue. Related to Petition PB-13-86 LUC.

### Recommendation

Staff recommends approval of Petition PB-13-85 PDA with the revised conditions in this report.



## Description

This petition requests an amendment to an existing planned use district, and the addition of another parcel to that planned use district. The existing PD property totals approximately 1.53 acres in size, and the new parcel will add another 0.14 acres at the southeast corner. The new parcel at 1226 NW 3<sup>rd</sup> Avenue is the currently developed with a single-family residence. The remainder of the property is developed with several small commercial buildings and another single-family house. Both the new parcel and the approximately 0.3-acre parcel located at 1227 NW 4<sup>th</sup> Avenue are located within the University Heights Historic District – North. Both of the single-family dwelling units located on the site are considered contributing structures to the historical character of the district. All four of the parcels that comprise the 1.53-acre property are located within the Traditional City Special Area Plan area and the Fifth Avenue/Pleasant Street Redevelopment Area. The map on the previous page shows the location of the subject property with the existing and surrounding zoning categories.

Most of the surrounding area along N.W. 13<sup>th</sup> Street is commercial in nature. To the south of the subject property is land with the Urban Mixed-Use 2 (UMU-2: up to 100 units per acre) land use and zoning designation. It includes a surface parking lot and parking associated with a drive-through restaurant. To the southwest, across 13<sup>th</sup> Street, is vacant land with PUD (Planned Use District) land use and PD (Planned development) zoning that was recently approved for the University Corners 10-story mixed-use development. Immediately to the west across 13<sup>th</sup> Street are retail uses, with Urban Mixed-Use 1 (UMU-1: up to 75 units per acre) land use and zoning. North of the property is a retail store with a large surface parking area with Mixed Use Low land use and MU-1 zoning. To the east and northeast of the property are single-family dwellings that are contributing structures to the University Heights-North Historic District, and which have Residential Low land use and RMF-5 zoning.

The purpose of the proposed planned development amendment (and related land use amendment) is to enable the applicant to construct a mixed-use redevelopment project that would include commercial and multiple-family residential uses. The attached PD Report (Exhibit A-1) outlines the proposed permitted uses within the development and some basic design standards. The allowed uses are a subset of the uses currently allowed by the UMU-2 zoning district, omitting certain uses such as rooming houses, day care facilities, limited automotive services, and hardware stores. The PD report describes a 7-story building on the site that will transition to a lower height to the east adjacent to the University Heights North neighborhood. The building will utilize a parking garage that will be accessed from entrances on NW 3<sup>rd</sup> and 4<sup>th</sup> Avenues. Solid waste collection and freight access will be contained within the garage.

A basic layout for the site is shown on the PD Layout Map (Exhibit A-2), which depicts the building envelope and setbacks from the streets and from the adjacent properties to the east. Development standards are listed on the layout map, including the allowed amounts of uses, maximum building height, building coverage, and setbacks. The PD Layout Map also notes several development requirements, including the minimum sidewalk widths of 10 feet on NW 13<sup>th</sup> Street, and 7 feet along NW 3<sup>rd</sup> and 4<sup>th</sup> Avenues.

PD Elevations (Exhibit A-3) are also included with this proposed amendment. These documents will ultimately be included as part of the adopted ordinance for this planned development. The

elevations show all four faces of the building and depict its general design, however they do not note the types of materials to be used on the exterior. A west-to-east step down in the maximum allowed height is also shown on the cross section elevation (from 7-story building, to 60-foot-high parking garage, to surface parking).

The major revisions from the existing approved PD are as follows:

- Removes the separate allowance for 20,000 square feet of office, and clarifies that a total of 26,000 square feet of 'non-residential uses' are allowed.
- Increases the maximum number of multiple-family units from 168 to 202, and increases the maximum number of bedrooms from 230 to 288.
- Reduces the overall maximum building height from 8 stories to 7 stories, and 106 feet to 85 feet.
- Allows for the highest portion of the building to extend further to the east (by approximately 50 feet).
- With the incorporation of the additional parcel, allows for the parking garage to extend further to the east (by approximately 75 feet).
- Removes a requirement to preserve an existing 56" heritage live oak tree on the site.
- Proposes that street trees be planted every 50 feet on average, rather than every 30 feet (this is consistent with the recently adopted new landscape regulations).
- Removes a requirement for exterior building materials to be brick on the first and second floors, and a combination of brick, stone and stucco on floors above. Also removes a requirement for the roof to be metal.
- Replaces streetscape cross sections with a defined 'Urban Area' along the street. The cross sections depict the specific configurations of curb, street landscaping, sidewalk, and building on each street frontage; the Urban Area is more flexible and simply defines the minimum distance from curb to building.
- Replaces the requirement for a garden wall along the eastern property line with a requirement for a landscape buffer.
- Proposes the removal and relocation of a second historic house from the southeast corner of the property.

### Key Issues

- A 56-inch heritage live oak tree is located in the northeast corner of the site near 4<sup>th</sup> Avenue. City staff has recognized the tree to be of significance due to its quality and size, and originally recommended that it be preserved and incorporated into the development. Beyond the obvious environmental benefits of the tree, it would also provide a visual transition between the urban parking structure and the neighborhood, and would contribute to the development's compatibility with the adjacent single-family structures. The existing approved PD includes a condition that requires preservation and protection of this tree within a proposed surface parking area. However, the new development scenario with the PD amendment extends the parking structure further to the east, and proposes removal of the tree. The recently adopted landscape regulations in

the Land Development Code now require substantial financial mitigation for such high-quality heritage trees, which would be assessed at the development review stage.

- There are historic contributing structures in the northeast and southeast corners of the site. This PD is to remove both of these historic houses for the purposes of constructing a parking garage that serves the development. The applicant has proposed to move both of the houses to another location within a historic district. PD Condition #20 reflects this intent, and requires Historic Preservation Board (HPB) approval for this to occur. The HPB has not provided approval for the relocation of either of these houses.
- About a half-acre of this PD is located within the University Heights-North Historic District, and the eastern end of the proposed development will be adjacent to existing historic structures on three sides. Even if the historic district were not in place, the development would still be adjacent to existing single-family dwellings on three sides. Therefore, the parking garage, which will directly face these uses, should be designed in a way that achieves reasonable compatibility with both the historic district and with the single-family neighborhood.
- The applicant proposes a build-to line of 11 feet (measured from the street curb) on both NW 3<sup>rd</sup> Avenue and NW 4<sup>th</sup> Avenue, and a build-to line of 10 to 15 feet on NW 13<sup>th</sup> Street. Staff is aware that the placement of street trees along 13<sup>th</sup> Street will be challenging, due to major utility lines running along the edge of the street, combined with Florida Department of Transportation road clearance requirements. It is also important to accommodate for the possibility of activities (such as outdoor cafes) that may occur within the streetscape area. Additionally, the Regional Transit System is requesting the inclusion of a bus stop along 13<sup>th</sup> Street, and this will also require additional space between the curb and building face. Therefore, staff is recommending a 15 to 20 feet build-to line on NW 13<sup>th</sup> Street to account for this situation (see PD Condition #6).
- The property is currently located within the Traditional City zoning overlay. There are urban design standards (such as building orientation and articulation) contained within the proposed PD conditions, which are intended to replace those that are presently applicable in the Traditional City overlay.

### Justification

The PD zoning district was established specifically to allow for unique proposals which are not provided for by the standard zoning districts. The minimum requirements within Section 30-213 define the reasons that are needed to justify a rezoning to the planned development district. This section states that a rezoning to PD must meet one or more of the following:

- (1) *Unique and promoted by comprehensive plan. The proposed development is unique. Although it does not fit within an existing zoning district, it is consistent with the city comprehensive plan, except it may require a land use change. Other options available under the existing zoning districts in the land development code would not allow the use and associated design elements of the proposed project.*

The 13<sup>th</sup> Street Mixed-Use PD is unique in its proposed vertical mixture of uses (retail and residential). In addition, the inclusion of a parking structure on this site is necessary to achieve the mix of uses and urban densities that are promoted in this part of Gainesville by the Comprehensive Plan.

- (2) *Size, scale, complexity and design. The proposed development is of such size, scale, complexity, and/or unique design that it would be inconvenient and inefficient to process such a proposal outside the PD process.*

The proposed PD will cover almost an entire block within the University Heights area and must be designed in a manner that appropriately relates to the surrounding streets, residential properties, and the historic district. The subject property included in this rezoning originally had four different zoning districts, with four accompanying different sets of standards and allowed uses. The integrated mixed-use development proposed by this PD would not be possible under the previous mix of zoning districts.

- (3) *Specialized compatibility and design characteristics. The nature of the proposed use at a specific site requires specialized design characteristics to preserve and protect neighborhood character, environmental concerns and other concerns unique to the immediate area, consistent with comprehensive plan policies.*

This is an urban infill project and therefore complex in its relationship to existing uses and infrastructure. The property is currently underutilized and is the site of a vacant car wash (a non-conforming use), a surface parking lot, one-story commercial buildings, and a vacant single-family structure. The proposed size of the development and its direct proximity to single-family uses and a historic district warrants special treatments in the design of the development that cannot be achieved with a straight rezoning. Staff is also recommending a condition that will specifically prohibit auto-oriented uses (drive-through uses and gasoline pumps) consistent with the Traditional City overlay. These uses would increase traffic congestion and be incompatible with the neighborhood.

### **Basis for Recommendation**

The Planned Development meets the following criteria for Planned Development approval in Section 30-216 of the adopted land development code:

#### **1. Conformance with the PD objectives and the comprehensive plan**

The proposed Planned Development, with the conditions recommended by staff, is in conformance with the objectives in Section 30-211(b), as follows:

- (1) *Permit outstanding and innovative residential and nonresidential developments with a building orientation generally toward streets and sidewalks; provide an integration of housing types and accommodation of changing lifestyles within neighborhoods; and provide for design which encourages internal and external convenient and comfortable travel by foot, bicycle, and transit through such strategies as narrow*

*streets, modest setbacks, front porches, connected streets, multiple connections to nearby land uses, and mixed uses.*

This proposal is for a vertically mixed building that is oriented toward the three adjacent streets, incorporates facilities for pedestrians, bicyclists, and transit, and includes a mix of office, commercial, and residential uses. Pedestrian facilities will be constructed in the form of new wide sidewalks with street trees on NW 13<sup>th</sup> Street, 3<sup>rd</sup> Avenue, and 4<sup>th</sup> Avenue, and a pedestrian connection through the parking garage. Bicycle parking will be required along the street and within the development, and a bus stop with shelter will be incorporated along 13<sup>th</sup> Street.

- (2) *Provide flexibility to meet changing needs, technologies, economics and consumer preferences.*

The PD allows for a range of commercial uses to be adjusted according to market conditions.

- (3) *Preserve to the greatest extent possible, and utilize in a harmonious fashion, existing and outstanding landscape features and scenic vistas.*

There are no regulated natural resources (wetlands, surface waters, upland habitat) located on the site. The development proposes to remove and mitigate the existing heritage live oaks, which are the only outstanding landscape features on the property.

- (4) *Lower development and building costs by permitting smaller networks of utilities, a network of narrower streets, and the use of more economical development patterns and shared facilities.*

This development will utilize existing utilities in the vicinity and will access the existing street system within University Heights.

- (5) *Achieve overall coordinated building and facility relationships and infill development, and eliminate the negative impacts of unplanned and piecemeal development.*

This is an infill development proposal, which will consolidate several properties with different zoning districts, and remove the existing one-story buildings on this currently underdeveloped site. This redevelopment would also remove a non-conforming use (the car wash) that previously existed on the site.

- (6) *Enhance the combination and coordination of architectural styles, building forms and building relationships within the development.*

The building design will be regulated as part of this PD through the submitted building elevations. The elevations depict a building design that provides a level of architectural detail and a scale that should relate successfully to the existing commercial development along 13<sup>th</sup> Street. However, the parking structure behind the building is proposed as a basic utilitarian structure that does not address the adjacent historic district or single-family uses. Staff is recommending that the parking structure design be revised to include materials and architectural details that



will improve the compatibility of the development with the historic single-family area to the east and north (see PD Condition #21).

- (7) *Promote the use of traditional, quality-of-life design features, such as pedestrian scale, parking located to the side or rear of buildings, narrow streets, connected streets, terminated vistas, front porches, recessed garages, alleys, aligned building facades that face the street, and formal landscaping along streets and sidewalks.*

This proposal will create a traditional urban streetscape along the three public streets, with wide sidewalks, street trees, and entrances facing the street. Structured parking will be incorporated to the rear of the building.

This planned development is the implementing zoning for the associated PUD, and is consistent with the proposed requirements of that land use amendment. With the conditions proposed by staff, the proposed planned development amendment is also consistent with the City's Comprehensive Plan, particularly with Future Land Use Element Objective 4.2 regarding "the coexistence and integration of various land uses".

## 2. **Concurrency**

The development is located within Zone A of the TMPA. At the development plan stage, any redevelopment of this property will be required to meet the Transportation Mobility Element Policy 10.1.4 standards. The site is served by existing utilities. Official review from the School Board of Alachua County indicates that there is sufficient capacity at the assigned schools that would serve this development.

## 3. **Internal compatibility**

Development on the site is comprised of a multi-story building that will contain a mix of commercial and residential and an accessory parking structure. The site is located in an area that is appropriate for this mixture of uses. The development scale is proposed in a manner that will provide a transition across the site from the existing commercial uses along NW 13<sup>th</sup> Street to the single-family residential uses to the east.

## 4. **External compatibility**

The site is generally adjacent to commercial businesses on the west side and single-family development on the east side. There are also several multi-family developments within a few blocks to the south and west. The PD proposes a transitional step down in heights from the commercial area on NW 13<sup>th</sup> Street to the historic single-family neighborhood to the east. The elevations show a 7-story building (with 6 floors) and then a parking lot that is equivalent to a 4-5 story building. Staff is recommending that the parking structure design be revised to include materials and architectural details that will improve the compatibility of the development with the historic single-family area to the east and north (see PD Condition #21). A specific buffering requirement is being proposed to separate the parking structure from the adjacent structures in the historic district (Condition #15). Street trees will be required along the abutting streets, and these will

help to soften the appearance of the large building from the public right of way and create a pleasant environment for pedestrians on the public sidewalks.

**5. Intensity of development**

The proposed development on the site is of a relatively high density and intensity, but is consistent with the limitations in the Comprehensive Plan for high-density residential or mixed-use areas (per Future Land Use Element Policy 4.1.1, the adjacent UMU-2 designation allows 8 stories and 100 units per acre).

**6. Usable open spaces, plazas and recreation areas**

The usable open space for this development will be located along the street frontages, and will be in the form of urban street landscaping and wide sidewalks.

**7. Environmental constraints**

The only significant environmental feature on the site is the 56-inch live oak located near NW 4<sup>th</sup> Avenue. This tree will be removed and mitigated for by the development. Due to the previous uses on this property, Alachua County Environmental Protection has identified this as a potential site for contamination. The petitioner has also provided information that reveals underground contamination from offsite sources. During the development review process, further investigation will be recommended in the form of soil sampling, and development of the site will likely require some degree of excavation and cleanup prior to new construction.

**8. External transportation access**

This mixed-use development will provide vehicular access from two local roads: NW 4<sup>th</sup> Avenue and NW 3<sup>rd</sup> Avenue. This is preferable to providing access from NW 13<sup>th</sup> Street, which is heavily traveled by vehicles, bicycles and pedestrians at this location. Pedestrian traffic will access the development directly from the surrounding sidewalks through street-level entrances. There will also be a pedestrian connection constructed through the garage that will allow for pedestrians to move freely from NW 3<sup>rd</sup> Avenue to NW 4<sup>th</sup> Avenue. Some improvements will be made to NW 12<sup>th</sup> Drive so that it can carry the truck traffic from this development and still provide safe travel for pedestrians. Currently there are no sidewalks along this street, but PD Condition #16 will require the construction of a 6-foot-wide sidewalk along one side.

**9. Internal transportation access**

The proposed development will include a central parking structure that will provide internal vehicular access to the commercial uses and residential units. Public sidewalks will be constructed on three sides of the building to provide pedestrian access to the entrances along the street. Loading and unloading will take place in the garage.

**10. Provision for the range of transportation choices**

Facilities will be available to access the site via public transit, automobile, bicycle, or by foot. PD Condition #7, as proposed, will require adequate bicycle parking in the appropriate locations and also some scooter parking spaces on the ground floor of the parking area. Transit access will be required through a proposed PD condition for a bus shelter on NW 13<sup>th</sup> Street.

### **Additional Considerations**

#### **1. Unified control**

The subject property is under the complete, unified, legal control of the petitioner, as demonstrated by the documents submitted with the PD application.

#### **2. Phasing**

The Planned Development proposes a single phase of construction, and the conditions will ensure that the necessary improvements to public infrastructure are completed prior to receipt of the first certificate of occupancy.

#### **3. Development time limits**

The Planned Development is proposed for completion within five years of the date of ordinance approval. A single 2-year extension of this time frame may be granted by the City Commission.

### **Recommended PD Conditions (showing changes in strikethrough/underline):**

Condition 1. The permitted uses by right are as listed below. The GN, MG and Div. numbers are references to the Standard Industrial Code Classification of Uses, 1987 Edition and the references to articles are to the requirements stated in that article as set forth in the City's Land Development Code, as may be amended or renumbered from time to time.

<b>SIC</b>	<b>Uses</b>	<b>Conditions</b>
	Rowhouses	
	Multi-family dwellings (up to 100 units per acre).	An additional 25 units per acre may be added by special use permit
	Incidental residential accessory uses, including storage rooms, management offices, club or game rooms, and recreational and laundry facilities intended for use solely by the residents of the developments and their guests.	
	Consolidated apartment management offices	
	Bed and breakfast establishment	In accordance with article VI



	Day care center	In accordance with article VI
	Places of religious assembly	In accordance with article VI
	Outdoor cafes	In accordance with article VI
	Eating places	
	Research and Development in the Physical, Engineering and Life Sciences	
GN-074	Veterinary services	Only within enclosed buildings and in accordance with article VI
MG-43	U.S. Postal Service	
GN-471	Arrangement of passenger transportation	Offices only, with no operation of passenger tours on site.
MG-53	General merchandise stores	
MG-54	Food stores	Excluding gasoline pumps
MG-56	Apparel and accessory stores	
MG-57	Home furniture, furnishing, and equipment stores	
MG-59	Miscellaneous retail	Excluding GN598 Fuel Dealers
Div. H	Finance, insurance and real estate	Excluding cemetery subdividers and developer (IN-6553)
MG-72	Personal services	Including funeral services and crematories in accordance with article VI and excluding industrial laundries (IN-7218)
MG-73	Business services	Excluding outdoor advertising services (IN-7312), disinfecting and pest control services (IN-7342), heavy construction equipment rental and leasing (IN7353), and equipment rental and leasing, not elsewhere classified (IN-7359)
GN-525	Hardware stores	
GN-701	Hotels and motels	
GN-752	Automobile parking	
MG-78	Motion picture	
MG-80	Health services	
MG-81	Legal services	
MG-82	Educational services	
MG-84	Museums, art galleries, and botanical and zoological gardens	
MG-86	Membership organization	
MG-87	Engineering, accounting, research, management, and related services	

Condition 2. The permitted uses shall be further restricted within Zones A, B and C as depicted and described in the PD Layout Plan and the PD report.

Condition 3. Drive-through facilities are prohibited. Drive-through facilities are defined as facilities that provide services mechanically or personally to customers who do not exit their vehicles, examples include, but are not limited to, banking facilities, payment windows, restaurant, food and/or beverage sales, dry cleaning and express mail services. The following are not considered drive-through facilities: auto fuel pumps and depositories which involve no immediate exchange or dispersal to the customer, such as mail boxes, library book depositories, and recycling facilities.

Condition 4. The location of buildings shall be located as shown on the PD Layout Plan. Minor shifts in building location (up to ten feet) may be authorized during development plan review, consistent with other requirements. ~~No structures are allowed within Zone B as shown on the PD Layout Plan.~~

Condition 5. The building shall be constructed with the exterior design as generally depicted in the elevations in the PD Layout Plan Maps. ~~The exterior building material shall be brick on the first and second floors of the building and a combination of brick, precast, cast stone or stucco on the third floor and above. The roofing material shall be metal.~~ The façade of the parking structure shall be designed to be consistent with the general design, texture, and colors of the principal buildings. The owner/developer shall provide color elevations with notations as to building materials for review and approval during development plan review.

Condition 6. The development shall meet the Community Redevelopment Agency streetscape standards that are in effect at the time of development plan review for the design and materials for sidewalks, crosswalks, handicap ramps, bicycle racks, and other relevant streetscape fixtures. The location of elements of the streetscape (street trees, sidewalk, outdoor cafés and bus shelters) shall be provided within the Urban Areas identified on the PD Layout Plan, generally as depicted on the street cross-sections in the PD Layout Plan Maps. A minimum unobstructed width of 5 feet shall be maintained along all street sidewalks. The required Urban Areas shall be measured from the back-of-curb to the building façade. The Urban Area along NW 13<sup>th</sup> Street shall be a minimum of 15 feet except where landscaping and/or street trees are provided then the Urban Area shall be a minimum of 20 feet. Urban Areas along NW 4<sup>th</sup> Avenue and NW 3<sup>rd</sup> Avenue shall be a minimum of 11 feet.

Condition 7. Bicycle parking spaces shall be provided along the streets and in appropriate locations internal to the site, at a rate of 1 space per every 4 bedrooms and 1

space per every 2000 feet of commercial or office floor area. The development shall also provide a minimum of 10 scooter spaces.

Condition 8. On all three street frontages, buildings shall provide a minimum of 50% glazing within the area between 3' and 8' above grade. This required glazing must be 80% transparent and shall not utilize painted glass, reflective glass or other similarly treated windows. Entrances with glazing may be counted toward meeting this minimum glazing requirement.

Condition 9. Individual uses on the ground floor shall provide functional entrances that face the street.

Condition 10. The first three high quality heritage trees per acre that are removed with the development shall provide a mitigation payment consistent with the requirements of the Land Development Code. The payment shall be provided prior to issuance of a certificate of occupancy. ~~The 56-inch diameter Live Oak tree shall be preserved on the property within a surrounding unpaved area of at least 400 square feet and with such other requirements of the City as are set forth during development plan review. The surface parking spaces and drive aisle adjacent to the tree shall utilize pervious pavement. If deemed necessary by the City Manager or designee during development plan review, the development shall provide an air-water exchange system designed to provide water and air to the tree roots beneath the pavement.~~

Condition 11. Shade street trees as listed in the Gainesville Tree List (reaching at least 40 feet in height at maturity) shall be planted every 30-50 foot on average along the streets abutting the PD. ~~Understory trees may be substituted for shade trees within the canopy area of the 56-inch diameter Live Oak tree.~~

Condition 12. The vehicular entrances to the parking garage shall be located as shown on the elevations in the PD Layout Plan Maps. No vehicular access is permitted from NW 13<sup>th</sup> Street.

Condition 13. A minimum 4-foot wide pedestrian pathway shall be provided through the parking garage vehicular access in order to connect the sidewalks on NW 3<sup>rd</sup> Avenue and NW 4<sup>th</sup> Avenue.

Condition 14. A 15-foot wide Type C landscape buffer shall be planted along the site's eastern boundary. The Type C landscape buffer shall include a minimum of three (3) shade trees, three (3) understory trees, and 25 shrubs per 100 linear feet. ~~A garden wall, with a minimum height of 8 feet, shall be constructed along the eastern property lines and along property lines where surface parking is adjacent to the street. The material of the wall shall be primarily brick, but may also incorporate stucco or cement materials, as~~

~~reviewed and approved during development plan review. The wall shall be architecturally compatible with the adjacent development within the historic district and with the buildings constructed on the property.~~

Condition 15. The owner/developer shall at its expense, install an FDOT approved traffic separator on NW 13<sup>th</sup> Street from NW 3<sup>rd</sup> Avenue to NW 5<sup>th</sup> Avenue along the existing center turn lane. The traffic separator will generally be a 2-foot-wide concrete separator for the entire length with a full width median separator at the center of the block for a distance of approximately 100 feet. The final design of the traffic separator shall be subject to review and approval by the FDOT by permit.

Condition 16. Prior to receiving a certificate of occupancy, the owner/developer shall improve NW 12<sup>th</sup> Drive from NW 4<sup>th</sup> Avenue to NW 5<sup>th</sup> Avenue as stated below. These improvements are required due to operational or safety issues and will not count toward TCEA program requirements or other transportation mitigation program requirements.

- (1) The developer shall evaluate whether the typical section including pavement widths, thickness and the non-curbed condition can support the projected traffic loading for two-way travel. If found to be insufficient, the typical section shall be widened and a structural course overlay and curbing of the entire roadway length may be required.
- (2) A 6-foot-wide sidewalk shall be installed along one side of the street.
- (3) The northern terminus (approximately 25 feet) of the roadway shall be re-graded to eliminate the valley gutter and dip. Type F curb-and-gutter radius returns shall be installed at the intersection with NW 5<sup>th</sup> Ave.

Condition 17. Due to the development's location in the University of Florida Context Area, prior to final development plan approval ~~the second reading of this Ordinance~~, the owner/developer shall sign a revised Context Area Transit Agreement for the 168 proposed number of multi-family units that meets the Concurrency Management Element Policy 10.1.14 requirements. ~~In the event that multi-family units are substituted for non-residential square footage as allowed by the PUD ordinance, the owner/developer shall execute a new or amended Context Area Transit Agreement for the net, new multi-family units prior to issuance of the final development order.~~

Condition 18. Plans depicting construction staging areas must be provided during development plan review. Construction staging shall be contained on the property to the extent possible. The owner/developer shall notify the construction contractors that all construction vehicles shall enter the site only from NW 3<sup>rd</sup> Avenue or NW 4<sup>th</sup> Avenue via NW 13<sup>th</sup> Street, as approved by the City Public Works Department, and shall not travel to or from the site along the neighborhood streets to the east of the site.



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October 24, 2013

Condition 19. If completion of the footer and vertical construction has not commenced within one year after the existing buildings have been removed from the site, the site shall be planted with grass and properly maintained.

Condition 20. The removal and relocation of the two historic contributing structures on the site will require approval from the Historic Preservation Board. These two structures shall not be removed prior to final development plan approval.

Condition 21. Revise the exterior design of the parking structure so that it utilizes materials and architectural elements that will be compatible with the surrounding historic structures. Redesign the western elevation as the exterior of a building wall, rather than an open stack of parking floors. Note the building materials on the elevations. The elevations of the parking structure must receive approval from the Historic Preservation Board prior to final development plan approval.

Respectfully submitted,



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Prepared by:



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Senior Planner



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TO: City Plan Board

Item Number: 5

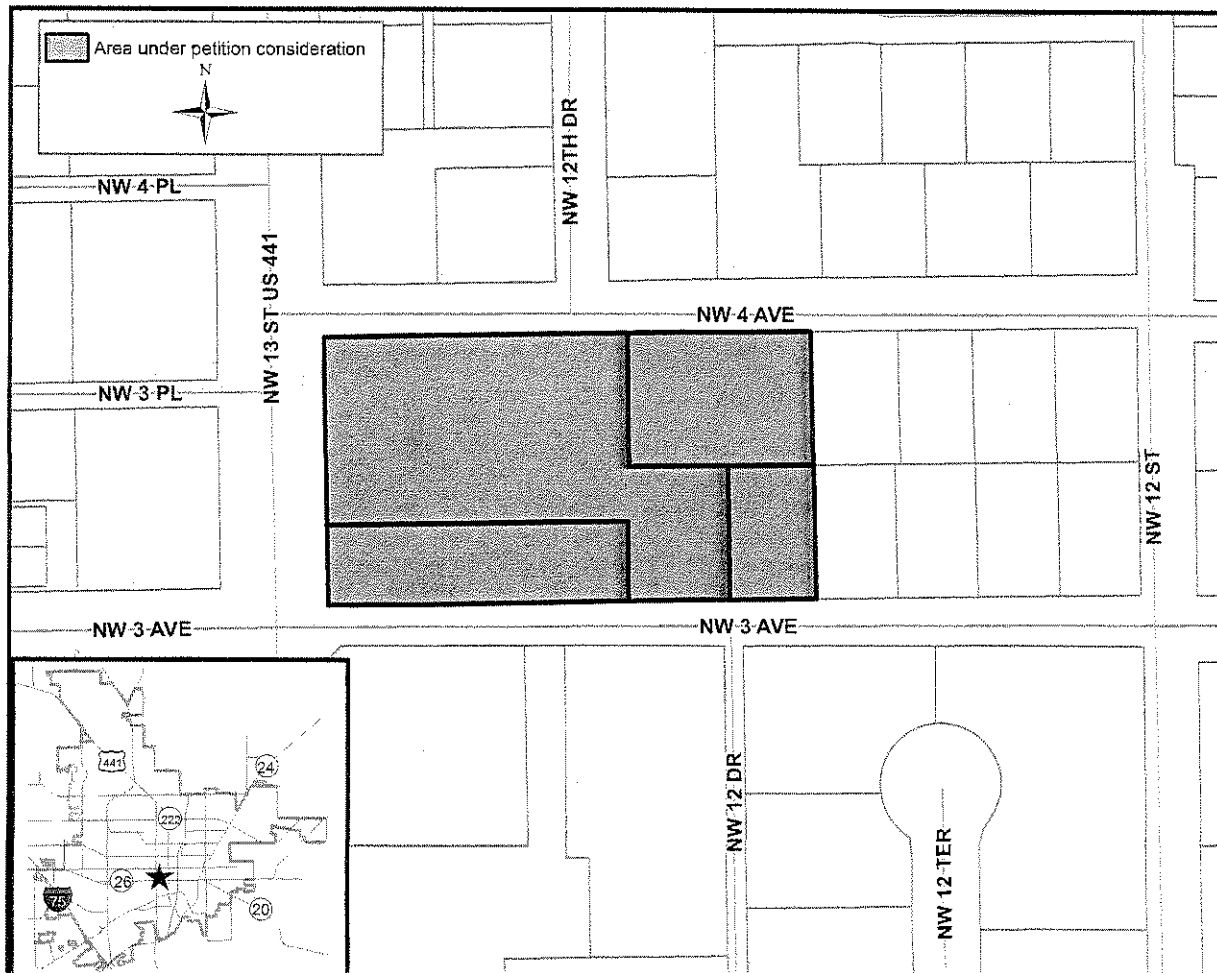
FROM: Planning & Development Services Department  
Staff

DATE: Oct. 24, 2013

SUBJECT: Petition PB-13-86 PUD. Causseaux, Hewett & Walpole, Inc., agent for RBLWP Parcel D, LLC, and D. Bruce and Kristin S. Hawkins. Amend an existing Planned Use District and amend the City of Gainesville Future Land Use Map from Residential Low-Density to Planned Use District. Located at 303-319 Northwest 13th Street, 1227 Northwest 4th Avenue, and 1226 NW 3rd Avenue. Related to Petition PB-13-85 PDA.

### Recommendation

Staff recommends approval of Petition PB-13-86 PUD with the revised conditions.



## Description

This petition requests an amendment to an existing planned use district to reduce the height regulations, increase allowable residential units, and clarify provisions for non-residential square footage. It also includes a request for the addition of another parcel to that planned use district. The future land use map designation for the added parcel will change from RL (Residential Low-Density up to 12 units per acre) to PUD (Planned Use District).

The existing PUD property totals approximately 1.53 acres in size, and the new parcel will add another 0.14 acres at the southeast corner. The new parcel at 1226 NW 3<sup>rd</sup> Avenue is currently developed with a single-family residence. The remainder of the PUD is developed with several small commercial buildings and another single-family house. Both the new parcel and the approximately 0.3-acre parcel located at 1227 NW 4<sup>th</sup> Avenue are located within the University Heights Historic District-North. Both of the single-family dwelling units located on the site are considered contributing structures to the historical character of the district. The entire PUD is also located within the Traditional City Special Area Plan area, as well as the Fifth Avenue/Pleasant Street Community Redevelopment Area. Please see the map on previous page for the subject property location, and Appendix B for the full map series.

This area along NW 13<sup>th</sup> Street is commercial in nature. To the south of the subject property is land with the UMU-2 land use and zoning designation, which is developed with a surface parking lot, a fast food restaurant, and a 6-story hotel. To the southwest is vacant land with PUD (Planned Use District) land use and PD zoning that has been approved for a 10-story mixed-use development (University Corners). Across 13<sup>th</sup> Street to the west is a doughnut shop and a liquor store, with Urban Mixed-Use 1 (UMU-1: up to 75 units per acre) land use and zoning (UMU-1: Up to 75 units/acre urban mixed-use district). On the north side of the property is a telephone store with a large surface parking area on property with MU-L land use and MU-1 zoning. North of the RL portion of the subject site are two historic single-family dwelling units, with RL land use and RMF-5 zoning. Also, to the east of the property are additional single-family dwellings that are contributing structures to the historic district, with RL land use and RMF-5 zoning.

The purpose of the proposed land use amendment (and related PD rezoning petition) is to enable the applicant to apply for a mixed-use redevelopment project that would include commercial and multiple-family residential uses. The PUD land use category may be applied on any specific property in the City. The category was created to allow the consideration of unique, innovative or narrowly construed land use proposals that because of the specificity of the land use regulations can be found to be compatible with the character of the surrounding land uses. The district allows for a mix of residential and non-residential uses and/or unique design features which may not otherwise be allowed in the underlying land use category. Planned Development (PD) zoning is required to implement any specific development plan under a PUD.

## Key Issues

The following are changes recommended to the existing approved PUD:

- Remove the separate allowance for 20,000 square feet of office, and clarify that a total of 26,000 square feet of 'non-residential uses' are allowed.

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- Increase the maximum number of multiple-family units from 168 to 202, and increase the maximum number of bedrooms from 230 to 288.
- Reduce the overall maximum building height from 8 stories to 7 stories, and 106 feet to 85 feet.
- Allow for the maximum building height to extend further to the east.

### **Basis for Recommendation**

The staff recommendation is based on the factors stated in the Future Land Use Element and on State statute criteria, which are discussed below: Consistency with the Comprehensive Plan; Compatibility and surrounding land uses; Environmental impacts and constraints; Infill and redevelopment; Impacts on Affordable Housing; Impacts on the transportation system; An analysis of the availability of facilities and services; Need for the additional acreage in the proposed future land use category; Discouragement of urban sprawl; Need for job creation, capital investment, and economic development; Need to modify land use categories and development patterns within antiquated subdivisions.

#### **1. Consistency with the Comprehensive Plan**

The proposed PUD land use amendment is consistent with the City's Comprehensive Plan. Policy 4.1.1 of the Future Land Use Element describes the features necessary for PUD designation, including the fact that, "The category is created to allow the consideration of unique, innovative or narrowly construed land use proposals that because of the specificity of the land use regulations can be found to be compatible with the character of the surrounding land uses and environmental conditions of the subject land. This district allows a mix of residential and non-residential uses and/or unique design features which might otherwise not be allowed in the underlying land use category." The proposed development is a 7-story mixed-use structure with a step down in height to the east, with approximately 26,000 square feet of specialty retail and 202 multiple-family residential units. The proposal is unique in that it would provide high-density housing combined with a space for restaurants, a mid-size retailer, or offices, within easy walking distance of the University of Florida and also the Santa Fe College downtown campus.

In an effort to protect the character of the historic district and the single-family uses there, the development is proposing a stepped down approach where the structures that will be adjacent to the neighborhood to the east will be a maximum of 60 feet in height, and then go up to 7 stories (and 85 feet) towards the west to N.W. 13<sup>th</sup> Street. Although the mix of uses is allowed in other zoning districts such as UMU-2, the stepped down height regulations can only be required by a PUD land use designation and associated PD zoning.

Objective 4.2 and Policy 4.2.1 of the Future Land Use Element both state that the City should protect low-intensity uses from the negative impacts of high-intensity uses and provide for the healthy coexistence and integration of various land uses. These policies can be adequately met by this petition because although a high intensity land use category is adjacent to an existing low-density residential area, protections can be placed within the adopting ordinance for the PUD land use and associated PD zoning.



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Goal 2 of the Future Land Use Element calls for redevelopment that will promote transportation choice, quality of life, and a healthy economy and discourage urban sprawl. This proposed land use amendment includes four separate parcels, and the 0.3-acre parcel at 303 NW 13<sup>th</sup> Street and the 0.9-acre parcel at 1249 NW 4<sup>th</sup> Avenue have direct frontage on NW 13<sup>th</sup> Street. These lots have housed small-scale commercial uses for many years, and are mostly paved over with open parking areas. Redevelopment of these lots into a more intense, pedestrian-oriented development is desirable in close proximity to the University of Florida.

A list of other applicable Comprehensive Plan policies is located in Appendix A, and the applicant's analysis of consistency with the Comprehensive Plan is on Page 16 of their Justification Report (Appendix D).

## **2. Compatibility and surrounding land uses**

This petition requests changes to the existing PUD and incorporates additional property with an RL land use designation. To the west is land designated UMU-1, which allows for a mixture of commercial, office, and high-density residential uses within up to 6-story buildings. Directly to the south is land designated UMU-2, which is similar but allows 6 stories by right and up to 8 stories with a special use permit. North of the two parcels that front on N.W. 13<sup>th</sup> Street is MUL property (allowing 5 stories), while RL property is adjacent to the east and northeast. The proposed development is compatible with existing and proposed commercial activity along N.W. 13<sup>th</sup> Street. Table 1 at the end of this document contains a complete list of existing adjacent uses and the zoning and land use categories for adjacent properties.

This proposal includes two single-family lots which contain historic structures. This portion of the proposed development site extends into an existing single-family neighborhood and the University Heights-North Historic District. The PUD land use designation allows for the placement of conditions on the development that staff and the surrounding property owners find acceptable in terms of protecting the adjacent neighborhood. These conditions focus on ensuring a reasonable transition from the one-story historic structures in the neighborhood to the 60-foot parking structure, and then stepping up to an 85-foot, 7-story building along NW 13<sup>th</sup> Street. The PD ordinance may specify other aspects of the building design that will make it more compatible with the adjacent properties.

## **3. Environmental impacts and constraints**

There are no significant environmental features on the site. The part of the property that fronts on N.W. 13<sup>th</sup> Street is already fully developed. There are several large heritage trees on the eastern half of the property, and the developer must provide financial mitigation for these trees when they are removed by the proposed development. Stormwater management will be addressed at the time of development plan review. The subject property is not in the Wellfield District or within the 100-year floodplain.

Due to previous uses on the subject property, the Alachua County Environmental Protection Department has identified this as a potential site for soil contamination. The petitioner has also provided information that indicates underground contamination from offsite sources. During the development review process, further investigation will be recommended in the form of soil

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sampling, and development of the site will likely require some degree of excavation and cleanup prior to new construction.

#### **4. Infill and redevelopment**

Redevelopment of the subject property represents an opportunity for additional urban infill development. All four parcels are previously developed properties which are being served by existing public facilities (including potable water, wastewater, transit, solid waste, public roads, recreation, and public schools). This type of development may encourage further redevelopment in this core area of the City because of the proximity to the University of Florida, the Santa Fe College downtown campus, and the Shands/Veterans Administration medical hub. Increased residential density in this area can help bring more customers to nearby businesses, increasing pedestrian activity and encouraging additional businesses to locate in the area. Additionally, this proposal could provide an important retail use to the area to serve University of Florida students and personnel and residents of the College Park and 5th Avenue neighborhoods, many of whom will not need a car to reach the property.

Redevelopment of this property will also result in the removal of the non-conforming vacant car wash, which is a prohibited use within the Traditional City Special Area Plan. Redevelopment can also lead to the resolution of environmental issues on the property. As indicated in the section on environmental impacts, development of the site will likely require some degree of excavation and cleanup of the soils if contamination is confirmed.

#### **5. Impacts on affordable housing**

This land use amendment would increase the residential density on the subject property. The future development proposal that is outlined in the petitioner's application package could include up to 202 dwelling units. This would provide more housing opportunities which may increase the amount of affordable housing.

#### **6. Impacts on the transportation system**

Revised traffic calculations were submitted with the application package to provide an estimate of transportation impacts on the surrounding road network. The property is located within Zone A of the City's Transportation Mobility Program Area (TMPA), which is intended to promote redevelopment and infill in areas close to the University of Florida. According to these calculations, trip generation would be 2,090 net daily trips, 88 a.m. net peak hour trips and 238 p.m. net peak hour trips. These net daily trips are compared to the 244 trips calculated for the existing uses on the property. Transit routes 8 and 10 run along NW 13<sup>th</sup> Street adjacent to the subject property, which should help to reduce impacts on the roadway system. Additionally, the proximity of the development to the University of Florida should encourage the use of alternative modes of transportation such as walking and bicycling.

Due to the location of the property within the University of Florida Context Area, any multi-family residential development must comply with the provisions of Transportation Mobility Element Policy 10.1.14, concerning new multi-family residential development funding capital transit costs associated with transit service needs. Payments shall be based on a proportionate share contribution toward the additional transit service enhancements needed to serve the proposed development in the RTS a.m. and p.m. peak hours to maintain existing service levels

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(frequencies). The payment will be based on the expected mode split of all development trips that will use transit. Payments will be made prior to final development plan approval. Any development on the property will also be required to meet the standards of Policy 10.1.4 of the Transportation Mobility Element, because of the TMPA Zone A location.

#### **7. Availability of facilities and services**

Based upon projections provided by the petitioner and the approximate number of residential dwelling units proposed, the proposed development will not adversely impact adopted levels of service for potable water, wastewater, solid waste, and recreation. Stormwater management is addressed at the time of development plan review. School capacity is currently adequate for 202 multiple-family units at this location. The area is served by existing public facilities.

#### **8. Need for additional acreage in the proposed future land use category**

The additional parcel (1226 NW 3<sup>rd</sup> Avenue) was acquired by the owners of the existing PUD property, and is being incorporated into the PUD through this proposed amendment. Including this parcel will square off the eastern boundary of the PUD and create a larger contiguous area for development.

#### **9. Discouragement of urban sprawl**

Florida Statutes (Section 163.3164) defines 'urban sprawl' as "a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses." This PUD proposes multiple uses, including high-density residential. It is located in an existing urban area with access to public facilities and services, and its close proximity to the University of Florida and other destinations will provide opportunities for people to use modes of transportation other than the automobile.

#### **10. Need for job creation, capital investment, and economic development to strengthen and diversify the City's economy**

The development associated with this land use amendment will allow for underutilized property to be redeveloped with new commercial and residential uses. A considerable capital investment will be made on the property in order for this to become a reality.

#### **11. Need to modify land use categories and development patterns within antiquated subdivisions**

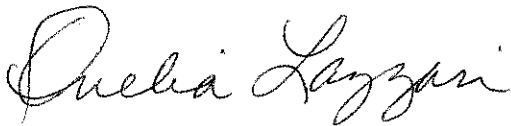
This amendment will allow for the consolidation of several smaller commercial and residential parcels into a single development. The new development will replace the previously constructed strip commercial development along NW 13<sup>th</sup> Street with a higher intensity mixed use building.

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### Conditions and Recommendation

The proposed PUD land use designation for the subject property is consistent with the goals, objectives and policies of the Future Land Use Element. Staff supports the revised conditions as drafted by the applicant (Page 23 of Appendix D) and the addition of the parcel at 1226 NW 3<sup>rd</sup> Avenue into the PUD.

Respectfully submitted,



Onelia Lazzari  
Principal Planner

Prepared by:



Scott Wright

**Table 1**

### Adjacent Existing Uses

<b>North</b>	Surface parking lot, office building, historical district contributing structure single-family dwellings
<b>South</b>	Surface parking lots
<b>East</b>	Historical district with contributing structures (single-family dwellings)
<b>West</b>	Krispy Kreme Doughnuts, ABC Liquor

### Adjacent Zoning and Land Use

	<b>Land Use Category</b>	<b>Zoning Category</b>
<b>North</b>	Mixed-Use Low-Intensity, Residential Low-Density	MU-1, RMF-5
<b>South</b>	Urban Mixed Use 2	UMU-2
<b>East</b>	Residential Low-Density	RMF-5
<b>West</b>	Urban Mixed Use 1	UMU-1





PLANNING AND DEVELOPMENT SERVICES DEPARTMENT:  
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## CITY PLAN BOARD MINUTES

October 24, 2013 6:30 PM  
 City Hall Auditorium  
 200 E. University Ave

<u>Members Present</u>	<u>Members Absent</u>	<u>Staff Present</u>
Crystal Goodison (Chair)	Leanetta McNealy (School Board representative)	Onelia Lazzari
Bob Ackerman (Vice-Chair)		Dean Mimms
Erin Condon		Bede Massey
Stephanie Sims		Lawrence Calderon
Seth Lane		Andrew Persons
Stephanie Sims		Scott Wright
Danika Oliverio		Jason Simmons
Kenneth Johnson		John Hendrix
		Steven Dush

### I. Roll Call

### II. Approval of Agenda *(Note: order of business subject to change)*

<b>Motion By:</b> Erin Condon	<b>Seconded By:</b> Seth Lane
<b>Moved To:</b> Approve the revised agenda	<b>Upon Vote:</b> 5-0

Vice-Chair Bob Ackerman was away from the dais at the time of the vote.

### III. Approval of Minutes: N/A

### IV. Introduction of new Planning & Development Services Director: Steven Dush

Principal Planner Onelia Lazzari, AICP, introduced Mr. Steven Dush, AICP, who briefly reviewed his background and encouraged members of the Plan Board to contact him should they have any questions about the Planning & Development Services Department.

Ms. Lazzari then announced that the adopted updates to the Comprehensive Plan were distributed to the Plan Board members this evening, and thanked them for their past work in reviewing the changes to the

#### BOARD MEMBERS

Chair: Crystal Goodison Vice Chair: Robert Ackerman  
 Danika Oliverio, Erin Condon, Stephanie Sims, Seth Lane, Kenneth F. Johnson, Leanetta McNealy (school board representative)  
 Staff Liaison: Dean Mimms

City Plan Board October 24, 2013  
(Continued)

Plan. She then welcomed our newest member of the City Plan Board, Mr. Kenneth Johnson, who spoke about what led him to serve on the Board.

## V. Requests to Address the Board

## VI. Old Business

## VII. New Business

1. **Petition PB-13-94 LUC**  
*Planning Division staff recommends approval of Petition PB-13-94 LUC.*

City Plan Board. Amend the City of Gainesville Future Land Use Map from Alachua County Medium Density Residential (4-8 du/ac) to City of Gainesville Residential Low-Density (up to 12 units per acre). Located east of Cone Park and consisting of four parcels between the 3100 block of E. University Avenue (south side) and the 400 block of SE 43<sup>rd</sup> Street (west side). Related to PB-13-95 ZON.

Staff

- Appendix A Comprehensive Plan Goals, Objectives and Policies: Exhibit A-1  
Appendix B Supplemental Documents: Exhibits B-1 thru B-6  
Appendix C Application: Exhibit C-1

Lead Planner Dean Mimms, AICP explained that there would not be separate presentations on land use and zoning, but that separate votes are required for each petition. Mr. Mimms then gave a presentation on all but the non-environmental components of the land use and zoning proposals. Environmental Coordinator John Hendrix made a presentation on the environmental aspects of the proposed land use and zoning changes. Mr. Eric Peisner, who represents the owners of the annexed property that is the subject of these petitions, responded to a question from Plan Board Chair Crystal Goodison that there currently were no plans for the property, other than to have City land use and zoning placed upon it.

<b>Motion By:</b> Danika Oliverio	<b>Seconded By:</b> Bob Ackerman
<b>Moved To:</b> Approve Petition PB-13-94 LUC	<b>Upon Vote:</b> 6-0

2. **Petition PB-13-95 ZON**  
*Planning Division staff recommends approval of Petition PB-13-95 ZON.*

City Plan Board. Rezone property from Alachua County Single family, medium density (R-1b) district and Multiple family, medium density (R-2) district to City of Gainesville RMF-5 (12 units/acre single-family/multiple-family residential district). Located east of Cone Park and consisting of four parcels between the 3100 block of E. University Avenue (south side) and the 400 block of SE 43<sup>rd</sup> Street (west side). Related to PB-13-94 LUC.

Staff Report

- Appendix A Comprehensive Plan GOPs: Exhibit A-1  
Appendix B Supplemental Documents: Exhibits B-1 thru B-7  
Appendix C Application: Exhibit C-1

City Plan Board October 24, 2013  
(Continued)

The presentation of this zoning petition was combined with that for the related land use petition. Lead Planner Dean Mimms, AICP explained that there would not be separate presentations on land use and zoning, but that separate votes are required for each petition. Mr. Mimms then gave a presentation on all but the non-environmental components of the land use and zoning proposals. Environmental Coordinator John Hendrix made a presentation on the environmental aspects of the proposed land use and zoning changes. Mr. Eric Peisner, who represents the owners of the annexed property that is the subject of these petitions, responded to a question from Plan Board Chair Crystal Goodison that there currently were no plans for the property, other than to have City land use and zoning placed upon it.

<b>Motion By:</b> Danika Oliverio	<b>Seconded By:</b> Seth Lane
<b>Moved To:</b> Approve Petition PB-13-95 ZON	<b>Upon Vote:</b> 6-0

3. **Petition PB-13-59 SUP**

*Planning Division staff recommends approval of Petition PB-13-59 SUP, subject to the conditions in this staff report and Appendix E.*

James Meehan, Jr., agent for Gainesville Chinese Christian Church, Inc. Special Use Permit with minor development plan review for the construction of a multi-purpose building and other improvements at a place of religious assembly. Zoned: RSF-1 (3.5 units/acre single-family residential district). Located at 2850 NW 23<sup>rd</sup> Blvd.

**Staff Report**

- Appendix A** Comprehensive Plan Goals, Objectives and Policies: Exhibits A-1 & A-2
- Appendix B** Land Development Code: Exhibits B-1 thru B-5
- Appendix C** Supplemental Documents: Exhibits C-1 & C-2
- Appendix D** Application and Neighborhood Workshop
- Appendix E** Technical Review Committee Conditions
- Appendix F** Development Plan

Bede Massey, Planner, gave the staff presentation. Jim Meehan, P.E., agent for the applicant, made a presentation for the applicant and stated that the applicant was in support of the City staff recommendation. He noted that Ms. Elizabeth Wolfe, whose property adjoins that of the Gainesville Chinese Christian Church, was in the audience. Mr. Meehan told the Plan Board that the Church will remove the native grapevines and the exotic vegetation. Ms. Elizabeth Wolfe expressed her appreciation of Technical Review Committee staff and of Planning and Development Services Department staff, and added that it was a pleasure to work with them. She also complimented Mr. Mang Tia of the Church.

<b>Motion By:</b> Bob Ackerman	<b>Seconded By:</b> Seth Lane
<b>Moved To:</b> Approve Petition PB-13-59 SUP and make the findings required by Section 30-233, which includes sub-sections 1 through 7. Further, comply with: the five conditions in the staff report; the 85-foot build-to line; the condition that the reduction in parking is allowed subject to Condition 5; and, the conditions of the Technical Review Committee.	<b>Upon Vote:</b> 6-0

City Plan Board October 24, 2013  
(Continued)

4. **Petition PB-13-92 ZON**

*Planning Division staff recommends approval of Petition PB-13-92 ZON.*

City of Gainesville, agent for ADC Development & Investment Group, LLC. Rezone a portion of tax parcel 07877-001-004 from Planned Development District (PD) to General industrial district (I-2). Located in the vicinity of 820 NW 53<sup>rd</sup> Avenue.

Staff Report

Appendix A Comprehensive Plan Goals, Objectives and Policies: Exhibit A-1

Appendix B Land Development Code: Exhibit B-1

Appendix C Supplemental Documents: Exhibits C-1 thru C-3

Appendix D Application and Neighborhood Workshop: Exhibit D-1

Jason Simmons, Planner, gave the staff presentation. Vice-Chair Bob Ackerman commented that this petition shows how difficult it is to site a one-stop homeless assistance center.

<b>Motion By:</b> Bob Ackerman	<b>Seconded By:</b> Danika Oliverio
<b>Moved To:</b> Approve Petition PB-13-92 ZON based on the staff Report.	<b>Upon Vote:</b> 6-0

5. **Petition PB-13-86 LUC**

*Planning Division staff recommends approval of PB-13-86 PUD with the revised conditions.*

Causseaux, Hewett & Walpole, Inc., agent for RBLWP Parcel D, LLC, and D. Bruce and Kristin S. Hawkins. Amend an existing Planned Use District and amend the City of Gainesville Future Land Use Map from Residential Low-Density to Planned Use District. Located at 303-319 Northwest 13th Street, 1227 Northwest 4th Avenue, and 1226 NW 3rd Avenue. Related to Petition PB-13-85 PDA.

Staff Report

Appendix A Comprehensive Plan GOPs

Appendix B Reference Maps: Exhibits B-1 thru B-3

Appendix C Application and Neighborhood Workshop Information

Appendix D Comprehensive Plan Amendment Justification Report

Senior Planner Scott Wright gave a combined presentation on this land use petition and the related zoning petition (PB-13-85 PDA). Mr. Wright reviewed the changes proposed by the applicants, which include but are not limited to: expansion of the 1.53-acre property by 0.14 acres; decrease in the number of stories from 8 to 7; decrease in building height from 106 feet to 85 feet; eastward expansion of the main building and parking garage; decrease of office space by 20,000 sq. ft.; increase in the number of multiple-family residential units from 168 to 202 and in the number of bedrooms 230 to 288; and change in architectural styles of the main building and parking garage. Mr. Wright ended his presentation by stating that staff recommends approval with the conditions in the staff report, which differ from several of the conditions proposed by the applicant. Plan Board members asked about the loss of trees and expressed concern over the stark look of the parking garage. Mr. Wright stated that Condition 21 pertains to improving the design of the parking garage.

Craig Brashier, AICP, of Causseaux, Hewett & Walpole, Inc. (CHW), agent for the applicant, gave a presentation on behalf of the applicant. He noted that the following individuals on the applicant's team



were also present: Alfred Rossi (of RD Management, representing the property owner and developer), Jeff Smith, AIA (of Niles Bolton architects) and Chris Gmeur, P.E. (of CHW). Mr. Brashier cited financial feasibility as the reason for the proposed changes to the approved PUD and PD. He passed out several revised PUD and PD conditions to the Plan Board, and said that it was his understanding that these revisions are acceptable to City staff. Mr. Brashier told the Board that they know they must revise the parking garage elevations before these petitions are heard by the City Commission. He added that future approvals by the Development Review Board and the Historic Preservation Board will be required. Mr. Brashier added that two historic houses on the property are to be moved to one of the City's historic districts, which will also require approval by the Historic Preservation Board. Project engineer Chris Gmeur described street tree placement and then discussed how that the old, inadequate infrastructure in the project vicinity area will be substantially improved by the proposed development.

In response to questions from Plan Board member Seth Lane and Vice-Chair Bob Ackerman, Senior Planner Scott Wright discussed what parts of the project will be reviewed by the Historic Preservation Board.

Ms. Bonnie Kraft, Gainesville resident, who owns the historic house that is adjacent to the project, expressed her concerns about the project. She said that the applicant is "trying to do an end run around the historic preservation people". Ms. Kraft expressed concerns about traffic generation by this project and other projects in the area. She asked the Board to deny the proposed changes to the PD and to not include the additional property that would encroach upon the historic properties in the neighborhood.

Mr. Roger Beebe, who owns two houses that are located two doors away from the property, and who resides in one of them, expressed concern about the project. He said that he was particularly concerned about the low number of proposed parking spaces and about the traffic that will be generated by the project. Plan Board Chair Crystal Goodison said that the residents who have spoken have described issues regarding compatibility of the project.

Gainesville resident and owner of the adjacent chert house, John Kraft, said that the revised plans increase the potential for people to cut through his property. He added that that the project would have a large impact on the historic district. In response to questioning from Board member Stephanie Sims regarding the proposed loss of trees on the property, Chris Gmeur of CHW said that the applicant will be paying the maximum cost for mitigation of the trees that will be removed.

Craig Brashier said that the project reflects a balance, and is in accord with the direction of the form-based code. Mr. Wright remarked that the project is consistent with the goals of the City to encourage infill development near UF and downtown, but that the challenge was in addressing compatibility with existing single-family neighborhoods and historic districts. The public hearing was then closed.

Vice-Chair Ackerman said that he agrees with Scott Wright that this project is consistent with the direction of the City. He acknowledged that there will be inevitable conflicts at the boundaries of historic districts. Mr. Ackerman said that the parking garage facades need to be softened, but that with revisions he supports the project. Board member Erin Condon expressed concern about pedestrians walking next to the Kraft's adjacent house, to which Craig Brashier replied that the applicant will consider possible plan revisions to address that issue. Ms. Condon said that she generally concurs with Mr. Ackerman on this project (these petitions), and added that Condition 21 needs revision. Plan Board member Seth Lane concurred with the comments of Ms. Condon and Mr. Ackerman, and recommended deleting the word "eastern" in Condition 21, so that all elevations of the garage will be enhanced. Erin Condon concurred, and recommended the incorporation of "architectural and landscape elements" in Condition 21.

Scott Wright said that staff supports the revised conditions proposed by the applicant, provided that the revisions to Condition 21 proposed by Plan Board members are included. Mr. Wright added that staff will

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(Continued)

work with the applicant before the petitions go to the City Commission. Chair Crystal Goodison said that she wished the project looked a little better than it does, and therefore was undecided as to whether she would vote in support of the project.

<b>Motion By:</b> Bob Ackerman	<b>Seconded By:</b> Seth Lane
<b>Moved To:</b> Approve Petition PB-13-86 LUC based on the staff report and with the revised conditions proposed by the applicant.	<b>Upon Vote:</b> 5-1 (Nay, Goodison)

6. **Petition PB-13-85 PDA**

*Planning Division staff recommends approval of PB-13-85 PDA with the revised conditions in this report.*

Causseaux, Hewett & Walpole, Inc., agent for RBLWP Parcel D, LLC, and D. Bruce and Kristin S. Hawkins. Planned Development Amendment to allow construction of a mixed-use development zoned PD (Planned Development district); and rezone property from RMF-5 (12 units/acre single-family/multiple-family residential district) to Planned Development district (PD). Located at 303-319 Northwest 13th Street, 1227 Northwest 4th Avenue, and 1226 NW 3rd Avenue. Related to Petition PB-13-86 LUC.

Appendix A Application and Neighborhood Workshop

Appendix B Supplemental Documents: Exhibits B-1 thru B-3

Appendix C Technical Review Committee Comments

Senior Planner Scott Wright gave a combined presentation on this zoning petition and the related land use petition (PB-13-86 LUC). See minutes for Petition PB-13-86 LUC, above.

<b>Motion By:</b> Bob Ackerman	<b>Seconded By:</b> Seth Lane
<p><b>Moved To:</b> Approve Petition PB-13-85 PDA with the conditions in the staff report, and accept the revised Conditions 5, 6, 20, and 21 as proposed by the applicant, and further revise proposed Condition 21 by deleting “eastern” and adding “landscape” so that it reads:</p> <p>“The elevation of the parking structure shall be designed to minimize lighting impacts on adjacent residential properties and incorporate architectural and landscape elements to create a façade that more closely resembles a building rather than open levels of a parking garage. The elevations for structures located within the University Heights North Historic District must receive approval from the Historic Preservation Board prior to final development plan approval. Elevations shall be generally consistent with those approved with this ordinance, but elevation details and materials may be revised by the Historic Preservation Board and/or Development Review Board without amending this ordinance.”</p>	<b>Upon Vote:</b> 5-1 (Nay, Goodison)

Chair Crystal Goodison thanked the City residents who came to this meeting and spoke regarding these two petitions.

Plan Board member Stephanie Sims left the meeting at 9:11 p.m.

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(Continued)

7. **Petition PB-13-93 CPA**  
*Planning Division staff recommends approval of PB-13-93 CPA.*

City Plan Board. Amend the City of Gainesville Comprehensive Plan to incorporate relevant Goals, Objectives and Policies from the Urban Design Element into the Future Land Use Element; delete the Urban Design Element; and amend the Future Land Use Element for clarity and consistency.

Staff Report

Exhibit A-1 Deleted Urban Design Element (shown as strike-through)  
Exhibit A-2 Proposed amendments to the Future Land Use Element  
Exhibit B-1 Application

Senior Planner Andrew Persons made the staff presentation to the Board.

<b>Motion By:</b> Erin Condon	<b>Seconded By:</b> Bob Ackerman
<b>Moved To:</b> Approve Petition PB-13-93 CPA	Upon Vote: 5-0

## VIII. Elections of Officers

<b>Motion By:</b> Bob Ackerman	<b>Seconded By:</b> Erin Condon
<b>Moved To:</b> Re-Elect Crystal Goodison as Chair	Upon Vote: 5-0

<b>Motion By:</b> Danika Oliverio	<b>Seconded By:</b> Seth Lane
<b>Moved To:</b> Re-Elect Bob Ackerman as Vice Chair	Upon Vote: 5-0

## IX. Board Member Comments

Board member Danika Oliverio, whose term ends on November 1<sup>st</sup>, thanked the Plan Board for her time as a member, and said that it has been fun! She said that she would like to re-apply in the future in so that she might be able to serve once again on the City Plan Board.

Principal Planner Onelia Lazzari announced that a Plan Board Special Meeting on the update of the Land Development Code based on the form-based code has been requested for January 30, 2014. The meeting will be an information and discussion meeting on selected topics pertaining to the update.

City Plan Board October 24, 2013  
(Continued)

**X. Adjournment** The meeting was adjourned at 9:23 p.m.

For further information, please call 334-5022.

If any person decides to appeal a decision of this body with respect to any matter considered at the above-referenced meeting or hearing, he/she will need a record of the proceedings, and for such purposes it may be necessary to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Persons with disabilities who require assistance to participate in the meeting are requested to notify the Equal Opportunity Department at 334-5051 (TDD 334-2069) at least 48 hours prior to the meeting date.

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**Chair, City Plan Board**  
Crystal Goodison

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**Date**

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**Staff Liaison, City Plan Board**  
Dean Mimms, AICP

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**Date**



## Attachment 2

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National Park Service****NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 7 Page 1 University Heights Historic District - North  
Gainesville, Alachua County, Florida

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***Narrative Description******Summary***

The University Heights Historic Districts – North is historically and architecturally significant residential neighborhoods in the City of Gainesville, Alachua County, Florida. The University Heights Historic Districts – North and South are two noncontiguous elements that share a common period of development, separated by an arterial roadway. Both districts are significant for the concentration of buildings, which reflect architectural styles prevalent in Florida from the 1920s to the early 1950s. The boundaries of the University Heights Historic District – North includes the University Terrace and Florida Court subdivisions. The development of these subdivisions and the incorporation of these areas in Gainesville's city limits reflect typical suburban residential growth patterns of Florida cities in middle decades of the Twentieth century.

The proposed District is in a grid pattern interrupted by several mid-block intersections and alleyways. The blocks within the district are approximately the same and defined by street running north and south and avenues running east and west. Lot sizes within these blocks are generally uniform.

Because of the economic boom of the 1920s in Gainesville and Florida, in general, a significant amount of the new construction in the district occurred. Development in the 1920s reflected the architectural styles popular during the period— Craftsman, Tudor Revival, the Mediterranean Revival, and the continuing influence of the Colonial Revival. The houses of the District almost exclusively retain their single-family character.

The scale (one and two stories) and setbacks of the structures throughout the District are largely uniformed and reinforced by the continued use of traditional building materials – wood, brick and chert.

***Setting***

Originally called Hogtown, the City of Gainesville is located in North Central Florida, in Alachua County. Other towns in Alachua County, as Micanopy, Archer, Newberry, High Springs, Alachua, Waldo, Melrose, Hawthorne, Campville, Windsor, Rochelle, and Cross Creek developed around the same time with the exception of Micanopy, an important Indian settlement named after a Seminole Chief, which is the oldest inland town in Florida. Each of the surrounding towns became busy crossroads and known for various goods. Archer, a Quaker settlement, became the county's main machine works by 1905, Newberry was the hub of a booming phosphate industry and later an agriculture center, High Springs emerged as the headquarters for the Plant Railroad System, and Alachua replaced the former county seat of Newnansville. After WW I, Waldo became a shipping depot and served as a Seaboard Railway center and it still maintains it, railroad ties as a current Amtrak stop servicing the east coast of Florida and destinations to the north and south. The City of Gainesville's population is 95,400 and encompasses 53.30 square miles. The University Heights Historic

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District-North is north of University Avenue between 13<sup>th</sup> Street and 6<sup>th</sup> Street and serves the housing needs of the University of Florida.

***Physical Description***

The University Heights Historic District – North is primarily one and two-story residential structures with uniform setbacks. Most are single-family residences used as multi-family housing interspersed with 2-story apartment buildings. The district is between two main corridors, 13<sup>th</sup> Street on the west and 6<sup>th</sup> Street on the east, with University Avenue to the south. The district is only seven blocks from the downtown commercial area and four blocks from the University of Florida's campus. The majority of the lots before N.W. 3<sup>rd</sup> Avenue are rectangular parcels laid in blocks, which are oriented north south with the majority of the buildings facing east west. This reverses north of N.W. 3<sup>rd</sup> Avenue. A north-south loop road connected by N.W. 2<sup>nd</sup> Avenue, begins on N.W. 7<sup>th</sup> Terrace and ends on N.W. 7<sup>th</sup> Street and a cul-de-sac is found on N.W. 12<sup>th</sup> Terrace. University Avenue accesses both of these areas. Centered in the middle of the district is a historic apartment complex.

The Fifth Avenue neighborhood bounds the approximate 28 acres area on the north and University Avenue's commercial district is at the southern boundary. The major east-west traffic corridors are University Avenue on the southern edge of the district and N.W. 13<sup>th</sup> Street, a major traffic corridor for the University of Florida, is west of the district. The City along these major corridors encourages commercial development in the future. Since the 1980's, a few historic buildings have been demolished and replaced with apartment buildings located at the edge of the district. While these demolished structures are in the district boundaries, they have not affected the central core of contributing buildings.

The University Heights Historic District – South is located immediately south of this proposed district and consists of significant concentrations of historic resources that have the same development patterns but are larger in scale and more pronounced styles. Nonhistoric infill is generally similar in scale, massing and setbacks with the character of the historic building in the district.

***Architectural Styles in the North University Heights Area***

Primarily Colonial Revival, Craftsman and Period Revival architecture characterize the survey area. Minimal Traditional, a later and highly diluted variant of Period Revival design, is also well represented in the University Heights/University Court and Court/University Terrace Subdivisions.

Another characteristic of the cultural resources survey area is the large percentage of fieldstone dwellings particularly in the University Heights/University Court neighborhood, which also possess high concentration of brick dwellings. The style of construction is indigenous to the area and uniquely Gainesville, made from flint

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rock (chert) fieldstone from local limestone deposits with brick quoining. In all, over 40 buildings in the survey area are fieldstone of which all are contributing.

The University Heights Districts are also significant in its architectural quality that reflects buildings and structures constructed in familiar national styles characteristic of the 1920s to 1950s. The survey area is noteworthy for its Colonial Revival, Tudor Revival and Craftsman architecture.

***Craftsman/Bungalow***

The Craftsman style relies on a use of natural colors and materials in combination with hand artisanship to achieve a humble abode for everyman. Two wide spread Craftsman home types exist in Gainesville: The 1-1/2 story, dormer cottage and the bungalow. The cottage features a ponderous gable roof parallel to the street, extended to hover above a porch verandah, and pinned down by a shed or broad gable dormer.

The Gainesville bungalows is a common expression of broad overlapping double gables situated perpendicular to the street with the foremost, smaller gable encompassing a veranda and the larger, overlapped gable outlining the main body of the house. Both types of Craftsman's details are found in Gainesville, including projecting rafters bracketed eaves projected and carved ridgepoles and wall plates. Detailing transforms the Bungalow into Tudor, Craftsman, and Spanish stucco styles.

Potentially unique to Gainesville is its accumulation of fieldstone houses built in the Craftsman style. Although noteworthy examples exist at 1128 S.W. 1<sup>st</sup> Avenue (8AL1100), which is perhaps the best embodiment of the style, over 40 fieldstone houses exist in the survey area.

The Craftsman influences in the district are pronounced and are some of the best examples of this style in Gainesville.<sup>1</sup> In addition, the Florida Court and University Terrace subdivisions in the North University Heights District have distinct concentrations of the type.

***Tudor***

The University District also has fine examples of Tudor Revival architecture, which broadly imitate medieval European style especially through half-timbering and herringbone brick patterns in the gables, as well as

<sup>1</sup> The Craftsman style relies on a use of natural colors and materials in combination with hand craftsmanship to achieve a humble abode for everyman. Two widespread craftsman home types exist in Gainesville: The 1-1/2 story, dormer cottage and the bungalow. The cottage features a gable roof parallel to the street, extended to hover above a porch verandah, and pinned down by a shed or broad gable dormer.



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asymmetrical entries.<sup>2</sup> An ornate example of Tudor Revival is at 517 S.W. 10<sup>th</sup> Street (8AL1193) in the University Heights Historic District - South, while another more muted example is found in the University Heights Historic District - North at 1209 N.W. 4<sup>th</sup> Avenue (8AL1576) and at 1118 N.W. 3<sup>rd</sup> Avenue (8AL1562).

The style follows thirteenth century English manor prototypes. Flat Tudor arches and crenellated parapet walls are popular for institutional buildings, best represented in Gainesville by the earliest buildings of the University of Florida. Cross and S.W.ept gables with decorative half-timbering, multiple chimney stacks, stone accents—all evoke the English provincial “dream house,” and it might be said that the Tudor revival styles are to Gainesville what the Mediterranean Revival styles are to Palm Beach and Coral Gables.

***Colonial Revival***

Colonial Revival architecture was also a common design theme in the University Heights Districts.<sup>3</sup> Noteworthy for its brick surfaces (although wood siding was also used) this house style may reflect the influence, at least in its Gainesville manifestation, of Williamsburg, the pre-Revolutionary War Virginia capital, which was being reconstructed/restored by the Rockefeller family during the 1920s. Fine examples of brick two-story Colonial Revival is at 1028 S.W. 3<sup>rd</sup> Avenue (8AL1135)<sup>4</sup> in the University Heights Historic District - South and 115 N.W. 12<sup>th</sup> Terrace (8AL1090) in the University Heights Historic District - North.

***Provincial***

Provincial is a broad title for usually small-scale single-family dwellings with picturesque, asymmetrical massing, a prominent shaped chimney often piercing the façade wall, a cone shaped turret, and richly textured surface materials. Frank expressions of wood, stone, and stucco to imitate stone, or brick laid in random, fanciful patterns are some of the devices used to reproduce in miniature French or Norman castles. A good example can be found at 520 S.W. 10<sup>th</sup> Street (8AL1192) in the University Height Historic District - South.

<sup>2</sup> The style follows thirteenth century English manor prototypes. Flat Tudor arches and crenellated parapet walls are popular for institutional buildings, best represented in Gainesville by the earliest buildings of the University of Florida. “Cross and swept gables with decorative half-timbering, multiple chimney stacks, stone accents—all evoke the English provincial ‘dream house,’ and it might be said that the Tudor revival styles are to Gainesville what the Mediterranean Revival styles are to Palm Beach and Coral Gables” (The History Group, 130).

<sup>3</sup> Colonial Revival buildings are noted for their architectural symmetry. Fanlight entries and gable dormers are common trademarks, while ashlar quoining stringcourses; keystones, columnar porticos and denticulate cornices may also be added.

<sup>4</sup> Another Colonial Revival variant in the neighborhood is the Dutch variety of which there is one in the University Heights Districts. Dutch Colonials are usually two stories tall with gambrel roofs that come down to the first floor, almost like a pent eave. Sometimes there is a pedimented entrance portico and the windows on the first and second floors are paired. Often there is a side porch and always there is an end-gambrel roof with the side to the front. They can be clad with wood siding, stucco, brick or stone.

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***Spanish/Mediterranean***

Less common but noteworthy are buildings influenced by the Mediterranean style.<sup>5</sup> Perhaps the most significant example is in the principal buildings and the outbuildings located at 1125 S.W. 2<sup>nd</sup> Avenue (8AL1129). Another Spanish influenced style in the neighborhood is the Monterey style house built between 1925 and 1955, which is typified by two-stories with a low-pitched gabled roof and a second-floor balcony cantilevered and covered by the principal roof. An example of the style is at 1015 S.W. 3<sup>rd</sup> Avenue (8AL1140). This style is a mix of many historic and exotic American Southwest and Mediterranean styles. Barrel tile roof, pale stucco surfaces are standard finishes. Other embellishments include window grilles, shaped mission style parapet walls, canales and twisted Baroque columns, curving wing walls, arched openings, arcades, and colonnades.

***Gainesville's Native Fieldstone***

Another architecturally significant characteristic of the survey area is its large percentage of fieldstone buildings and structures, particularly in the University Heights Historic District. Nearly thirty buildings clad in this material are in district, a figure that is 21 percent of all fieldstone buildings, which have been identified in Gainesville to date. From about the late 1910s to 1950, builder's combined native chert rock (commonly called limerock or chert rock) with current house designs of the period (often Tudor Revival or Craftsman).<sup>6</sup> The material was used to construct on single-family homes, quadruples, garage apartments, and outbuildings. While the fieldstone material was used in other communities in North Central Florida, the sheer concentration and number of buildings make its presence in Gainesville unique. In fact, it is Gainesville's singular contribution to Florida's vernacular building tradition and is worthy of preservation in its own right.

***Minimal Traditional***

A final prevalent architectural style is known as Minimal Traditional, which is a later, highly diluted variant of Period Revival and Craftsman architecture usually dating to the 1930s and 1940s. Because of the era in which they were constructed, Minimal Traditional designs often shade into early versions of the ubiquitous "ranch style" houses that were constructed after the 1940s. Their initial emergence during the Great Depression could explain the simplified designs. They were usually built of wood, brick, stone or a combination of all the materials.

<sup>5</sup> Mediterranean style buildings have barrel tile roofs, pale stucco surfaces as standard finishes. Other embellishments including window grilles, shaped mission style parapet walls, canales and twisted Baroque columns, curving wing walls, arched openings arcades, and colonnades.

<sup>6</sup> This construction type is characterized by rubble-faced, random-coursed fieldstone, often trimmed with red or yellow brick quoins around door and window openings, and the edges of dwellings. Hard edges created by these openings could not be easily finished in the rubble fieldstone material and, thus, the introduction of brick.

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This design is a simplified form, lacking decorative detailing based on the previously dominant Period Revival designs of the 1920s and 1930s. Like Period Revival, minimal traditional designs generally have a dominant front gable and massive chimneys, but the steep roof pitch is lowered and the facade is simplified by omitting most of the traditional detailing. Eaves and rakes are close rather than overhanging as in the succeeding Ranch style. Usually, there is a large chimney and at least one front-facing gable. These houses were built in great numbers in the years immediately preceding and following World War II. They were usually built of wood, brick, stone or mixture thereof. These houses first became popular in the late 1930s and were the dominant style of the post-war 1940s and early 1950s. As such, they are well represented throughout the survey area. Their initial emergence during the Great Depression could explain the simplified designs.

***Noncontributing Buildings***

The University Heights Historic District – North contains one hundred seventy-three (173) buildings of which thirty-three (33) are noncontributing buildings. The noncontributing buildings either are less than 50 years old or have been extremely altered. The residence at 213 N.W. 8<sup>th</sup> Street (Figure 9) is an example of residential infill that does not meet the age criteria. The majority of the noncontributing structures were built during the period of significance, but have been substantially altered over time. Several of the historic buildings that have been insensitively modified included the principal building, rear garages, garage apartments and accessory structures. In general, many of the noncontributing building are in character with the primarily residential, historic buildings in regard to uniform setbacks, mass, scale, height and materials, and do not diminish the district's architectural significance.

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***Narrative Statement of Significance***

All of this section, with the exception of some selective editing has been drawn from the ERLA Associates Survey Report.

The University Heights Historic Districts contain a collection of residences, landscapes and related cultural resources, which correspond to housing needs generated by the location of the University of Florida in Gainesville in 1905. The districts and surrounding areas also contains a less numerous concentration of commercial and institutional buildings—bookstores, laundries, churches, eateries—which also developed in responses to University growth between 1905 and the present.

Gainesville was fifty-one years old when the Florida legislature passed the Buckman Act consolidating state supported colleges and seminaries in one university at Gainesville. Prior to the founding of the University of Florida in 1905, Gainesville's early social and economic history was based on its roles as the county seat of Alachua County, a railroad and agricultural market center. Towards the turn-of-the-century, a phosphate industry boomed, but as the town's statewide preeminence in transportation, agriculture and phosphate diminished in the early twentieth century, the University became the town's main employer and dominated local affairs for many years. One way in which its presence was felt was in the movement of businesses and residences away from the traditional center of the City, near the courthouse square, westward to the University grounds.

The high expectations for the University both locally and at the state level were reflected in the choice of architect and style for the first buildings. William A. Edwards, of the South Carolina firm Edwards and Walter, designed thirteen buildings for the campus between 1905 and the mid-1920's. The Collegiate Gothic style of the buildings associated the new University with prestigious New England universities, which popularized the secular Gothic style, as well as with the medieval prototypes, Oxford and Cambridge.

The same intentions of quality, formality, European association and even, picturesqueness seen in Edwards' University of Florida campus were embodied in the subdivisions which grew up around the University beginning in 1907. While Edward had envisioned faculty houses on campus and did include a faculty apartment in the 1906 Thomas Hall, the residences did not materialize on the campus. Instead, new housing developments were privately planned to relate directly to the University, a pattern of residential development, which continued through the first half of the twentieth century. This speculation culminated in the 1920s when Florida growth and land speculation encouraged just such suburban developments as were planned in Gainesville. These developments share many important features: they are situated close to the University; they usually lie perpendicular to University Avenue and fall within a one to five block distance from that main strip; their plans and early names reveal the intentional identification with the University; while there are some large

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and pretentious houses in these areas, by and large the scale is small; the areas are platted to break up or intrude upon the relentless grid system in the city (with curvilinear streets, cul de sacs, lengthened blocks with interior alleys, etc.); all are filled with single family period houses, bungalows, and suburban “dream houses” from the 1910s to the 1940s. While the scale and the “Period” or “Picturesque” housing is typical for American suburban development of the early twentieth century, what are uncommon here are two things: 1) the sheer numbers of these buildings, and 2) their clear relationship to a single institution and place of employment. The number of small residential development which fit this pattern is considerable and includes the following places: College Park (1907); University Place (1909); University Heights (1912); Florida Court (1922); University Terrace (1914); College Court (1922); Palm Terrace (1925); Hibiscus Park (1925); Golfview Estates (1925); and University Park (1928).

The first university-related housing area was College Park, known by many as the “Student Ghetto”, was platted in 1907 and bounded on the south by University Avenue, on the east by N.W. 16<sup>th</sup> Street, on the north by N.W. 3<sup>rd</sup> Avenue, and on the west by N.W. 20<sup>th</sup> Street. Today the neighborhood extends east as far as N.W. 13<sup>th</sup> Street and north as N.W. 7<sup>th</sup> Avenue. The original plat area contains the neighborhood’s best period cottages and craftsman homes, although large-scale multi-unit apartments and commercial strip developments have claimed many early residential sites. Sanborn research revealed that very few houses built before 1922 are extant: at 1510 and 1504, West University Avenue a pair of two-story frame dwellings with Ionic porch columns and novelty and shingle siding still stand.

Collectively, these buildings adhere to a University town theme which is evident in the planned University community intentions of its subdivisions, and the actual settlement of those subdivisions by students, faculty and, later, the creation of businesses and institutions supporting those subdivisions and the University. These cultural resources, perhaps better than any other in the city, describe intrinsically what is not “Gainesvillian” about Gainesville—what serves its special social and economic heritage best; what gives it a certain look and character, a certain ambience; in short, what gives Gainesville a unique quality as a place to live. The University Heights Historic Districts are significant in terms of community planning, landscape architecture and architecture, local history and settlement for this distinct social, economic and physical and historic relationship to the University and its impact on the growth of Gainesville. In terms of local history, the 400+ acres of the University’s residential neighborhoods are significant as one of Gainesville’s thriving residential areas of the first half of the twentieth century and as evidence of the Florida real estate boom activity in Gainesville during the 1920s.

In 1902 and 1912, William R. Thomas platted University Place and University Heights, which were located between S.W. 13<sup>th</sup> Street, S.W. 8<sup>th</sup> Avenue, West University Avenue, and S.W. 8<sup>th</sup> Street (see Map). At first, only four blocks of University Place were developed, lots lining University Avenue, which are now filled with commercial, one-story buildings. The later developed portions still contain original architecture, and University



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Heights and University Place both hold considerable numbers of period houses—"Colonial", "Tudor", "Spanish", French and English "Provincial" styles—and a high concentration of fieldstone and brick dwellings (including the only two-story Georgian Revival home in Gainesville). This particular masonry construction style is indigenous to the area, made of flint rock fieldstone from local limestone deposits with brick quoining, these houses are found "everywhere" in Gainesville, but appear to be highly localized and not indigenous to all of Florida. The fieldstone is laid in random, uncoursed pattern with brick quoining introduced to turn corners of finish edges. Bricks may be red or yellow, and the pointing is often built-up decoratively. The fieldstone and brick materials agree with the picturesque tenets of period revival houses, and the use of natural materials and often fanciful massing of these houses echo the stonework of English and French country dwellings.

Compared to Florida boomtowns of the 1920s (Coral Gables and Miami, for example), Gainesville has relatively small stock of Mediterranean Revival architecture. Perhaps the most exotic representation of this style is located in the University Place subdivision at 1125 S.W. 2<sup>nd</sup> Avenue, a private dwelling which appears on the 1920s Sanborn maps and which has been used as an apartment building and a fraternity house. The two-story mansion carries all the standard equipment of the Florida "Spanish" style: red barrel tile roof, window grilles, arched window and door openings, a curving wing wall, and canales. Pale stucco and red textured roof complete the Mediterranean aesthetic. In the University Heights Historic District – North, a Spanish Revival residence can be located at 125 N.W. 11<sup>th</sup> Street (Figure 3).

At 422 S.W. 10<sup>th</sup> Street stands a characteristic French provincial cottage, small in scale, with steeply pitched intersecting gables and predominant chimney mass. Its European provincial intentions are as clear the homegrown ones of the Craftsman bungalows clustered along N.W. 7<sup>th</sup> Terrace. These and some two-story framed houses on the same street are among the earliest in Florida Court. N.W. 4<sup>th</sup> Avenue, lined with mature oaks, has a collection of small cottages in almost every revival architectural style, which broadly imitate medieval European styles especially by half-timbering and herringbone brick patterns, steep roofs, picturesque asymmetrical massing, a prominent shaped chimney often pierces the facade wall, and richly textured surface materials.

This neighborhood is significant for the quality of its layout, landscape, and architecture as far as they have not been adversely affected by institutional growth. Aging oaks, azaleas and tropical plantings of all varieties are cultivated by owners and renters alike and help to retain the picturesque character of the neighborhood.

A historical anecdote closes the discussion of the University Heights and University Place. William Rueben Thomas platted University Heights immediately south of University Place, extending the rectangular block system with its interior alleyways. According to longtime Gainesville contractor Mercer Morman (M.M.) Parrish, Jr., Major Thomas gave lots in the University Heights to repay investors in his luxury tourist hotel, now the William Rueben Thomas Center. Neither the subdivision nor the hotel fared well when the real estate boom

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broke in the late 1920s. Today, the fate of Thomas' two development projects is quite reversed: while the magnificent Mediterranean Revival residence and hotel have been successfully converted for use as a cultural center and municipal office, the future of the Thomas' University subdivisions is not hopeful, yet for the number and quality of Period Revival and Craftsman homes and for the lush landscape, these neighborhoods merit protection and recognition.

North of University Place across West University Avenue is two other early University-related subdivisions. University Terrace (1914) and Florida Court (1914) are both located between N.W. 6<sup>th</sup> and 13<sup>th</sup> Streets. University Terrace (N.W. terrace is a cul-de-sac with large two-story homes, a significant shingle style bungalow with a Prairie addition, a small Queen Ann Vernacular cottage with projected gable, and a Craftsman cottage at the head of the street. One of the two-story homes is a pretentious Georgian Revival brick home with Chippendale balustrades capping side wings, while the other is a generous frame hip-roofed house with Craftsman embellishments in the eaves and door hood. Florida Court, N.W. 7<sup>th</sup> Street and N.W. 7<sup>th</sup> Terrace, is U-shaped, beginning and ending on University Avenue, and contains several excellent Craftsman and Tudor style bungalows.

The attraction of these areas, because of their identification with the University was intended to draw "good" permanent residents, and, it was hoped, the faculty and staff of the University itself. Research in city directories in Florida show that some of the residential shift in faculty addresses actually took place. Between 1920 and 1930, faculty addresses vacate the southeast, and to some extent the northeast, sections of the city in favor of new places like Hibiscus Park and Florida Court, two developments that seemed particularly popular among the faculty. Since World War II faculty preferences seemed to have relocated to the 1960s and 1970s ranch suburbs of the Northwest, creating a truncated sense of what University relationship has meant pre and post World War II.

Prior to the establishment of a local district, density was being achieved by utilitarian structures. To date, two additional compatible apartment buildings will be located on 12<sup>th</sup> Terrace that has been approved by the Historic Preservation Board. The two structures with a single-family design will be constructed on either side of 221 N.W. 12<sup>th</sup> Terrace and will maintain the large-scale residential appearance of the University Terrace neighborhood.

## Attachment 3

**Sec. 30-112. Historic preservation/conservation.**

(a) *Findings.* The city commission hereby finds as follows:

- (1) There are located within the city districts, sites, buildings, structures, objects and areas, both public and private, which are reminders of past eras, events and persons important in local, state or national history, or which provide significant examples of architectural styles of the past, or which are unique and irreplaceable assets to the city and its neighborhoods, or which provide for this and future generations examples of the physical surroundings in which past generations lived;
- (2) In recognition of these assets, the city has recently adopted the 1991-2001 Comprehensive Plan, which includes a historic preservation element;
- (3) The historic preservation element of the comprehensive plan by reference includes a survey of historic and cultural resources, which has been adopted;
- (4) Through this and other dedicated efforts of local public and private groups and individuals, the value of a district and several sites, buildings, structures, objects and areas, both public and private, has been recognized by their inclusion in the National Register of Historic Places, the state inventory maintained by the division of archives, history and records management, department of state, the city's survey of cultural resources, and/or the county architectural survey; however, many other resources remain unidentified;
- (5) The recognition, protection, enhancement and use of such resources is a public purpose and is essential to the health, safety, morals and economic, educational, cultural and general welfare of the public, since these efforts result in the enhancement of property values, the stabilization of neighborhoods and areas of the city, the increase of economic benefits to the city and its inhabitants, the promotion of local interest, the enrichment of human life in its educational and cultural dimensions, serving spiritual as well as material needs, and the fostering of civic pride in the beauty and noble accomplishments of the past;
- (6) It is the policy of the city to encourage beautification and general improvement of and cleanliness within the city by requiring the installation of appropriate landscaping which will enhance the community's ecological, environmental and aesthetic qualities and which will preserve the value of the property;
- (7) The city has for many years exerted efforts in an attempt to encourage redevelopment of the original center of the city and continues to do so;
- (8) The city commission desires to take advantage of all available state and federal laws and programs that may assist in the development of the city;
- (9) The federal government has established a program of matching grants-in-aid for projects having as their purpose the preservation for public benefit of properties that are significant in American history and architecture;

- (10) There are other federal programs providing monies for projects involving the rehabilitation of existing districts, sites, buildings, structures, objects and areas;
  - (11) The policy of the city is to conserve the existing housing stock and extend the economic life of each housing unit through the rehabilitation of such units under housing and neighborhood development programs in selected areas;
  - (12) The city, in applying for block grant funds under the Housing and Community Development Act of 1974, must comply with the requirements of several federal laws relating to the protection of historical, architectural, archaeological and cultural resources as part of the environmental review process;
  - (13) Inherent in the enactment and implementation of these federal mandates is the policy of the United States government that the spirit and direction of the nation are founded upon and reflected in its historic past; that the historical and cultural foundations of the nation should be preserved as a living part of our community life and development in order to give a sense of orientation to the American people; that in the face of the ever-increasing extensions of urban centers, highways, and residential, commercial and industrial developments, the present governmental and nongovernmental programs and activities are inadequate to ensure future generations a genuine opportunity to appreciate and enjoy the rich heritage of our nation;
  - (14) It is the will of the people of the state as expressed in Article II, section 7 of the 1968 Constitution, that the state's natural resources and scenic beauty be conserved and protected; and
  - (15) It is the will of the state legislature, as expressed in F.S. Ch. 267, that the state's historic sites and properties, buildings, artifacts, treasure troves and objects of antiquity, which have scientific or historical value, or are of interest to the public, be protected and preserved.
- (b) *Purpose.* In recognition of these findings, the purpose of this chapter is to promote the health, morals, economic, educational, aesthetic, cultural and general welfare of the public through:
- (1) The identification, protection, enhancement, perpetuation and use of districts, sites, buildings, structures, objects and areas that are reminders of past eras, events and persons important in local, state or national history, or which provide significant examples of architectural styles of the past, or which are unique and irreplaceable assets to the city and its neighborhoods, or which provide this and future generations examples of the physical surroundings in which past generations lived;
  - (2) The enhancement of property values, the stabilization of neighborhoods and business centers of the city, the increase of economic and financial benefits to the city and its inhabitants, and the promotion of local interests;
  - (3) The preservation and enhancement of varied architectural styles, reflecting the city's cultural, social, economic, political and architectural



history; and

- (4) The enrichment of human life in its educational and cultural dimensions in order to serve spiritual as well as material needs by fostering knowledge of the living heritage of the past.
- (c) *Violations; penalties; stop work orders.* Any person failing to comply with any of the provisions of this section shall be subject to punishment as provided in section 1-9 of the Code of Ordinances. In addition, a stop work order shall be issued by the code enforcement official in any case where work has commenced, or preparation for work has commenced, which requires a certificate of appropriateness under subsection 30-112(d)(5) and where no such certificate has been obtained. The stop work order shall be issued to the property owner, the occupant or any person, company or corporation commencing work or preparation for work in violation of this section. The stop work order shall remain in full force and effect until a certificate of appropriateness has been obtained and posted on the property, or it has been determined by the historic preservation board that no certificate of appropriateness is required.
- (d) *Local register of historic places.*
  - (1) *Creation.* A local register of historic places is hereby created as a means of identifying and classifying various sites, buildings, structures, objects and districts as historic and/or architecturally significant. The local register will be kept by the city manager or designee.
  - (2) *Placement of sites, buildings, districts, etc., on local register--Initiation.* Placement of sites, buildings, structures, objects or districts on the local register may be initiated by the city commission or the historic preservation board. In addition, placement may be initiated by the owner of the site, building, structure, object or area; or, in the case of a district, by the owner of a site, building, structure, object or area within the proposed district.
  - (3) *Procedure.*
    - a. The following procedure shall be followed for placement of sites, buildings, structures, objects, areas and districts on the local register:
      - 1. An appropriate nomination form shall be completed by the applicant and returned to the department of community development. Nomination forms shall be available at the department of community development.
      - 2. Upon receipt of a completed nomination form, including necessary documentation, the city manager or designee shall place the nomination on the agenda of the next regularly scheduled meeting of the historic preservation board. If the next regularly scheduled meeting of the board is too close in time to allow for the required notice to be given, the nomination shall be placed on the agenda of the succeeding regularly scheduled meeting.
      - 3. Adequate notice of the board's consideration of the

nomination shall be provided to the public at large, and to the owners of the nominated property(ies), at least 15 days in advance of the meeting at which the nomination will be considered by the board.

4. The historic preservation board shall, within 90 days from the date of the meeting at which the nomination is first on the board's agenda, review the nomination and write a recommendation thereon. The recommendation shall include specific findings and conclusions as to why the nomination does or does not meet the appropriate criteria for listing on the local register. The recommendation shall also include any owner's objection to the listing. If the nomination is of a district, the recommendation shall also clearly specify, through the use of maps, lists or other means, those buildings, objects or structures which are classified as contributing to the historical significance of the district.
5. The nomination form and the board's recommendation shall be sent to the city plan board. The nomination shall then be handled as any other rezoning and the procedure for amendments to the Land Development Code set forth in section 30-6 et seq. of this chapter shall be followed. From the date the board recommends the nomination to the city plan board until the city commission either approves or denies the amendment to the Land Development Code, or until one (1) year has elapsed, whichever shall occur first, no permit for the demolition or relocation of a structure nominated for individual listing on the local register or of a structure classified as contributing to the character of a district nominated for listing on the local register shall be issued unless the board follows the procedures and requirements for a certificate of appropriateness set forth in subsections 30-112(d)(5) through 30-112(d)(7) and finds that such a permit may be issued.
6. In order to be listed on the local register, a site, building, object, structure, or district must be determined to be significant and to possess integrity. To be significant, a building, object, structure, or district must meet at least three of the criteria listed below, or, if approved by a six to nine vote of the historic preservation board, it must meet at least one of the criteria listed below. A site, building, object, structure, or district must possess integrity as defined by the National Park Service in National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation. The quality of significance in American history, architecture, archaeology, engineering, and culture is present in a district, site, building, structure, or object when the district, site, building, structure, or object:

- i. Is associated with events that are significant to our local, state, or national history;
  - ii. Embodies the distinctive characteristics of a type, period, or method of construction;
  - iii. Represents the work of a master;
  - iv. Possesses high artistic values; or
  - v. Represents a significant and distinguishable entity whose components may lack individual distinction.
- b. Nominations of individually listed properties to the local register of historic places by the city commission or the historic preservation board must have the consent of the property owner or must be approved with a four-fifths vote of the city commission and a six-ninths vote of the historic preservation board.
- c. Upon placement of a property or properties on the local register, the board shall cause this designation to be recorded in the official record books of the county.
- d. Application may be made for the removal of a property from the local register, and the same procedure shall be employed as in the placement of a property or properties under this section. A property may be removed if the board makes a new and negative evaluation of the reasons for its original recommendation or for any other valid reason approved by the board.

(4) *Effect.*

- a. *Certificate of historic significance.* The city manager or designee shall issue an official certificate of historic significance to the owner of properties listed individually on the local register or judged as contributing to the character of a district listed on the local register. The city manager or designee is additionally authorized to issue and place official signs denoting the geographic boundaries of each district listed on the local register.
- b. *Modification of existing zoning requirements.* The listing of a building, structure, object, site or district on the local register of historic places shall modify the regulations and procedures set forth in chapter 30 to the extent stated in this article. To facilitate new construction, redevelopment, rehabilitation, or relocation of buildings or structures in historic districts or individually listed on the local register, the city manager or designated department head or the appropriate board within the development review process may determine dimensional requirements such as front, side and rear setbacks, building height, separation between buildings, floor area ratios, and maximum lot coverage for buildings and structures based on historic development patterns. Any change shall be based on competent demonstration by the petitioner of the following:

1. The proposed development will not affect the public safety, health, or welfare of abutting property owners or the district;
2. The proposed change is consistent with historic development, design patterns or themes in the historic district. Such patterns may include reduced front, rear and side yard setbacks, maximum lot coverage and large floor area ratios;
3. The proposal reflects a particular theme or design pattern that will advance the development pattern of the historic district; and
4. The proposed complies with utility, stormwater, access requirements and other requirements related to site design in the land development code.

Where the proposed modification would encroach into a side or rear yard setback that adjoins an existing lot, notice will be provided to the adjacent property owner. Staff or the appropriate reviewing board will document the basis for its decision. If staff makes the decision, it will provide a written determination on the complete modification request within 21 days of receiving the request. If the adjacent property owner objects to the encroachment in writing within 16 days of the date from which the notice was mailed, the request shall be referred to the board of adjustment, which shall review the request using the same standards in this section used by staff. If the decision is to be made by a board, the board shall hear the objection of the adjacent property owner as part of its public hearing. The remainder of the requirements, regulations and procedures set forth in this chapter shall remain applicable.

- c. *Modification of building code requirements.* Structures and buildings listed individually on the local register or judged as contributing to the character of a district listed on the local register shall be deemed historic and entitled to modified enforcement of the standard codes where appropriate.
- d. *Issuance of certificate of appropriateness.* No final approval of development plans as set forth in Article VII of chapter 30 shall be granted for any development which includes any of the actions specified in section 30-112(d)(5) of this article without the issuance of a certificate of appropriateness from the historic preservation board. A certificate of appropriateness is effective for one year from the date of approval. After one year, the applicant must reapply for a new certificate of appropriateness and will be subject to any changes in the historic preservation board's design guidelines that took effect during the intervening period.
- e. *Issuance of building or demolition permits.* No building or demolition permit shall be issued for any of the actions specified in subsection 30-112(d)(5) without the issuance of a certificate of appropriateness from the historic preservation board, or a written statement from the board to the building official stating that no

certificate of appropriateness is required. If the board issues a certificate of appropriateness for demolition in conjunction with new construction, the applicant must file a development plan or apply for a building permit prior to receiving a demolition permit.

- f. *Ad valorem tax exemption for historic properties.* Historic properties may be eligible for an exemption from ad valorem taxes resulting from an increase in value as specified by the provisions of section 25-61 et seq. of the City of Gainesville Code of Ordinances.
- g. *Demolition by neglect.* The intent of this section of the land development code is to stop the continuing deterioration of historic properties and neighborhoods through application of chapters 13 and 16 of the code of ordinances.
  - 1. The historic preservation board may, on its own initiative, file a formal complaint with the codes enforcement division requesting repair or correction of defects to any designated structure so that it is preserved and protected.
  - 2. The code enforcement division shall provide written notice to the staff member assigned to the historic preservation board of any minor or major housing code violation for a building or structure that is either listed on the national or local historic register or is a contributing structure to either a nationally or locally designated historic district.
  - 3. The code enforcement office shall provide written notice to the staff member assigned to the historic preservation board of a determination that a building or structure that is either listed on the national or local historic register or is a contributing structure to either a nationally or locally designated historic district is "dangerous," as defined by section 16-17 of the code of ordinances.
  - 4. Upon receipt of this notice, the city manager or designee is authorized to access these properties accompanied by a code enforcement officer to assess the damage that formed the basis for the decision to find the building "dangerous." The assessment will be presented to the historic preservation board, which shall be allowed to appeal the determination to the board of adjustment pursuant to section 16-27 of this code and present evidence against the determination that the building is "dangerous".

(5) *Certificate of appropriateness required.*

- a. A certificate of appropriateness must be obtained before making certain alterations, described below as regulated work items, to contributing structures within a local register district and structures listed individually on the local register.
- b. For each of the regulated work items listed below, the following



applies:

1. *Ordinary maintenance.* If the work constitutes ordinary maintenance as defined in this chapter, the work may be done without a certificate of appropriateness.
2. *Staff approval.* If the work is not ordinary maintenance, but will result in the original appearance as defined in this chapter, or meet the design standards in the preservation design and procedure manual for existing historic/cultural resources on file in the department of community development, the certificate of appropriateness may be issued by the city manager or designee.
3. *Historic preservation board approval.* If the work is not ordinary maintenance and will not result in the original appearance, and cannot be approved by the city manager or designee, a certificate of appropriateness must be obtained from the historic preservation board before the work may be done.

c. The following are regulated work items:

1. *Abrasive cleaning.* Cleaning of exterior walls by blasting with abrasive materials.
2. *Awnings or canopies.* Installation or removal of wood or metal awnings or wood or metal canopies.
3. *Decks.* Installation of all decks above the first-floor level and/or on the front of the structure.
4. *Exterior doors and door frames.* Installation of an exterior door or door frame, or the infill of an existing door opening.
5. *Exterior walls.* Installation or removal of any exterior wall, including the enclosure of any porch or other outdoor area.
6. *Fencing.* The installation or relocation of wood, chainlink, masonry (garden walls) or wrought iron fencing, or the removal of masonry (garden walls) or wrought iron fencing.
7. *Fire escapes, exterior stairs and ramps for the handicapped.* The installation or removal of all fire escapes, exterior stairs or ramps for the handicapped.
8. *Painting.* Painting unpainted masonry, including stone, brick, terracotta and concrete.
9. *Porch fixtures.* Installation or removal of railings or other wood, wrought iron or masonry detailing.
10. *Roofs.* Installation of new materials, or removal of existing materials.
11. *Security grilles.* Installation or removal of security grilles, except that in no case shall permission to install such

grilles be completely denied.

12. *Siding*. Installation of new materials, or removal of existing materials.
  13. *Skylights*. Installation or removal of skylights.
  14. *Screen windows and doors*. Installation of screen windows or screen doors.
  15. *Windows and window frames*. Installation of a window or window frame or the infill of an existing window opening.
- d. In addition to the foregoing, a certificate of appropriateness must be obtained from the historic preservation board to:
1. Erect a new building, structure, fence or parking lot within a district listed on the local register.
  2. Demolish a building, structure or object listed individually on the local register, or designated as contributing to a district listed on the local register.
  3. Relocate a building, structure or object listed individually on the local register, or designated as contributing to a district listed on the local register.
  4. Increase the size of a noncontributing structure within a district listed in the local register by constructing an addition, adding an additional floor, or enclosing one or more porches, carports or any other architectural features that will increase the size of the structure or change the roof form.

(6) *Criteria.*

- a. *Generally*. The decision on all certificates of appropriateness, except those for demolition or relocation, shall be guided by the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and the following visual compatibility standards:
1. *Height*. Height shall be visually compatible with adjacent buildings.
  2. *Proportion of building, structure or object's front facade*. The width of building, structure or object to the height of the front elevation shall be visually compatible to buildings and places to which it is visually related.
  3. *Proportion of openings within the facility*. The relationship of the width of the windows in a building, structure or object shall be visually compatible with buildings and places to which the building, structure or object is visually related.
  4. *Rhythm of solids to voids in front facades*. The relationship of solids to voids in the front facade of a building, structure

or object shall be visually compatible with buildings and places to which it is visually related.

5. *Rhythm of buildings, structures, objects or parking lots on streets.* The relationship of the buildings, structures, objects or parking lots to open space between it and adjoining buildings and places shall be visually compatible to the buildings and places to which it is visually related.
  6. *Rhythm of entrance and porch projection.* The relationship of entrances and projections to sidewalks of a building, structure, object or parking lot shall be visually compatible to the buildings and places to which it is visually related.
  7. *Relationship of materials, texture and color.* The relationship of materials, texture and color of a parking lot or of the facade of a building, structure or object shall be visually compatible with the predominant materials used in the buildings to which it is visually related.
  8. *Roof shapes.* The roof shape of the building, structure or object shall be visually compatible with the buildings to which it is visually related.
  9. *Walls of continuity.* Appurtenances of a building, structure, object or parking lot such as walls, fences and landscape masses shall, if necessary, form cohesive walls of enclosure along a street, to ensure visual compatibility of the building, structure, object or parking lot to the building and places to which it is visually related.
  10. *Scale of building.* The size of the building, structure, object or parking lot; the building mass of the building, structure, object or parking lot in relation to open space; and the windows, door openings, porches and balconies shall be visually compatible with the buildings and places to which it is visually related.
  11. *Directional expression of front elevation.* A building, structure, object or parking lot shall be visually compatible with the buildings and places to which it is visually related in its directional character.
- b. *Criteria for relocations.* In addition to the guidelines provided in subsection c. below, concerning demolition, issuance of certificates of appropriateness for relocations shall be guided by the following factors:
1. The historic character and aesthetic interest the building, structure or object contributes to its present setting;
  2. Whether there are definite plans for the area to be vacated and what the effect of those plans on the character of the surrounding areas will be;

3. Whether the building, structure or object can be moved without significant damage to its physical integrity; and
  4. Whether the proposed relocation area is compatible with the historical and architectural character of the building, structure or object.
- c. *Demolition.* A decision by the historic preservation board approving or denying a certificate of appropriateness for the demolition of buildings, structures or objects other than those in the Pleasant Street Historic District shall be guided by:
1. The historic or architectural significance of the building, structure or object;
  2. The importance of the building, structure or object to the ambience of a district;
  3. The difficulty or the impossibility of reproducing such a building, structure or object because of its design, texture, material, detail or unique location;
  4. Whether the building, structure or object is one of the last remaining examples of its kind in the neighborhood, the county or the region;
  5. Whether there are definite plans for reuse of the property if the proposed demolition is carried out, and what the effect of those plans on the character of the surrounding area would be;
  6. Whether reasonable measures can be taken to save the building, structure or object from collapse; and
  7. Whether the building, structure or object is capable of earning reasonable economic return on its value.
- d. *Demolition in Pleasant Street Historic District.* A decision by the historic preservation board approving or denying a certificate of appropriateness for the demolition of buildings, structures, or objects in the Pleasant Street Historic District shall be guided by:
1. The significance of the property. Significance concerns historic or architectural aspects of the building, structure, or object. A property shall be considered to be significant if it meets one the following criteria:
    - i. The property is located on an important street and within a cluster of historic buildings. Cluster of historic buildings is defined by the presence of three historic buildings adjacent to each other on the same block as the property proposed for demolition, either on the same side of the street, across the street, or on adjacent side street of the block containing the property. Important streets is defined as NW 2nd, 3rd, or 4th Street, NW 2nd,

3rd, or 4th Avenue, NW 4th or 6th Place, the 200--600 block of NW 1st Street, the 200--400 block of NW 7th Avenue, and the 300 block of NW 5th Avenue.

- ii. The property is located on an important street or within a cluster of historic buildings, and meets one of the following criteria:
    - (A) It maintains its basic plan; additions, if any, were made to nonprominent elevations and porches were not enclosed.
    - (B) Its features are unique and there are few remaining occupied buildings of its type in the neighborhood.
    - (C) It is associated with an important person based on original ownership documentation contained in the nomination of Pleasant Street to the National Register of Historic Places.
  - iii. The property is not on an important street and not within a cluster of historic buildings, but it has been evaluated for its architectural quality and structural condition and merits preservation.
2. *Plans for redevelopment.* Demolition of historic building without definitive plans for redevelopment is discouraged. This factor evaluates the proposed reuse of the property if the proposed demolition is carried out, and what the effect of those plans on the character of the surrounding area would be.
  3. *Condition of the building.* The historic preservation board will evaluate the structural integrity, weathertightness and the economic feasibility of rehabilitation based on the condition of the roof, foundation and walls as well as the cost of replicating features and details on the historic building in any proposal for new development, and will determine if reasonable measures can be taken to save the building, structure, or object from collapse. The applicant shall allow the city manager or designee to inspect the structure with reasonable notice.
- e. *Consideration of economic impact on property owner.* If an owner claims that the decision of the historic preservation board will cause economic hardship, he or she may petition the board for a hearing to consider relevant evidence of hardship. The owner must submit all evidence to the city manager or designee within 60 days of the board's original decision. The hearing shall then be held at the next regular board meeting taking place at least 24 days after the evidence is submitted.

1. Relevant evidence includes the following:
  - i. A written estimate from a licensed engineer, contractor or architect with experience in rehabilitation of the cost of the proposed construction, or alteration, and a written estimate of any additional cost that would be incurred in order to comply with the recommendation of the historic preservation board. "Experience in rehabilitation" means work on certified rehabilitation projects where federal tax credits for historic preservation were received, or work on a building or structure in Florida which required a local certificate of appropriateness;
  - ii. A written report from a licensed engineer, contractor or architect with experience in rehabilitation as to the structural soundness of the subject structure and its suitability for rehabilitation. The report shall include detailed documentation (including scope of work, and cost of materials and labor) of the cost of complying with the recommendation of the historic preservation board;
  - iii. An independent written appraisal by an appraiser with competent credentials of the estimated market value of the property in its current condition; after completion of the proposed construction, alteration, demolition, or removal; after any changes recommended by the historic preservation board; and, in the case of a proposed demolition, both after renovation of the existing property for continued use and after demolition and new construction (an appraiser must at least have a state license to be considered competent).
  - iv. In the case of a proposed demolition, an estimate from a licensed architect, contractor, certified appraiser or other professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure on the property. Estimates of the proposed construction cost shall include the cost of replacing the historic structure with one of similar design and character-defining interior and exterior features; and
  - v. The amount paid for the property, the date of purchase and the party from whom purchased, including a description of the relationship, if any, between the owner of record or applicant and the person from whom the property was purchased, and any terms of financing between the seller and



buyer.

2. If the property is income-producing the historic preservation board may also consider the following information in determining economic hardship.
  - i. The annual gross income from the property for the previous two years; itemized operating and maintenance expenses for the previous two years; and depreciation deduction and annual cash flow before and after debt service, if any, during the same period.
  - ii. Reserved.
  - iii. All appraisals performed by a certified appraiser within the previous two years for the owner or applicant in connection with the purchase, financing or ownership of the property.
  - iv. Any listing of the property for sale or rent, price asked, and offers received, if any, within the previous two years.
  - v. The assessed value of the property according to the two most recent assessments.
  - vi. The real estate taxes for the previous two years.
  - vii. The form of ownership or operation of the property, whether sole proprietorship, for profit or not-for-profit corporation, limited partnership, joint venture or other.
  - viii. Any other information, including the income tax bracket of the owner, applicant or principal investors in the property, considered necessary by the preservation board to a determination as to whether the property does yield or may yield a reasonable return to the owners.
3. The historic preservation board shall review all the evidence presented at the public hearing and make a determination no later than 30 days after the hearing. The applicant must show by competent substantial evidence that the denial or conditional approval of the certificate of appropriateness or demolition permit has caused or will cause an economic hardship. If the board determines that the applicant has proved economic hardship, it must consider whether relief is available that will not result in economic hardship and will provide minimal adverse effect to the historic building or structure. If found, the board may grant this relief, or grant the relief requested with conditions that ensure the minimum adverse effect and does not result in unreasonable economic hardship.

(7) *Procedure.*

- a. *Application.* A person wishing to undertake any of the actions specified in subsection 30-112(d)(5) as requiring a certificate of appropriateness shall file an application for a certificate of appropriateness.
- b. *Pre-application conference(s).*
  1. The prospective applicant shall confer with the city manager or designee concerning the nature of the proposed action and requirements related to it. The city manager or designee shall advise the applicant of the nature and detail of the plans, designs, photographs, reports or other exhibits required to be submitted with the application. Such advice shall not preclude the historic preservation board from requiring additional material prior to making its determination in the case.
  2. Following the conference with the city manager or designee, a pre-application conference shall be held with the historic preservation board if requested by the applicant.
- c. *Referral to historic preservation board.* Upon receipt of a completed application and all required submittals and fees, the city manager or designee shall place the application on the next regularly scheduled meeting of the historic preservation board allowing for notice as required herein. Applications for certificates of appropriateness may be heard at specially called meetings of the historic preservation board provided all notice requirements are met. Upon mutual agreement between the applicant and the city manager or designee, the application may be set for hearing at a public meeting later than the next regularly scheduled meeting.
- d. *Notice.* The city manager or designee shall give reasonable notice by placing a sign on the property at least ten days prior to the meeting at which the application is to be heard in a manner which complies with the public notice laws of the state. Written notice of the time and place of the meeting shall also be sent to the applicant and all persons or organizations filing written requests with the department of community development.
- e. *Hearing(s).*
  1. The hearing shall be held at the time and place indicated in the notice. All parties shall be given the opportunity to present evidence through documents, exhibits, testimony, or other means. All parties shall be given the opportunity to rebut evidence through cross-examination or other means.
  2. The decision of the historic preservation board shall be made at the hearing, or no later than 45 days after said hearing. The time period for reaching a decision may be

extended by mutual written agreement between the applicant and the historic preservation board. Such agreement may be made at any time within the 45-day period indicated, and may be subsequently extended. The historic preservation board shall make written findings and conclusions that specifically relate the criteria for granting certificates of appropriateness.

3. The department of community development shall record and keep records of all meetings. The records shall include the vote, absence, or abstention of each member upon each question, all official actions of the historic preservation board, and the findings and conclusions of the historic preservation board. All records shall be filed in the department of community development.
- f. *Decision-making authority.* The historic preservation board shall use the criteria set forth in subsection 30-112(d)(6) of this chapter to review the completed application and accompanying submittals. After completing the review of the application and fulfilling the public notice and hearing requirements set forth above, the historic preservation board shall take one of the following actions:
1. Grant the certificate of appropriateness with an immediate effective date;
  2. Grant the certificate of appropriateness with special modifications and conditions;
  3. Grant the certificate of appropriateness with a deferred effective date, which date shall not exceed one year from the date of issuance;
  4. Deny the certificate of appropriateness; or
  5. Grant the certificate of appropriateness if the historic preservation board finds that the property cannot be put to a reasonable beneficial use without the approval of the proposed work; in the case of income-producing property, the historic preservation board shall, before making its decision, determine whether the applicant can obtain a reasonable return from the property without the approval of the proposed work.
- g. *Action on denial or deferral.* Where the certificate is denied or issued with a deferred effective date, the historic preservation board shall take or promote the taking of an action desirable for the conservation or preservation of the structure, building, object or area. Such action shall include impressing the desirability of preservation and/or conservation upon the property owner and recommending to him various alternatives that would make the project acceptable.
- h. *Effect of failure to decide within time limit.* Failure of the historic preservation board to act within the time limits established shall be

deemed an approval of the application, and, upon request of the applicant, the building official shall issue any permit dependent upon the issuance of a certificate of appropriateness.

i. *Right to appeal.*

1. Any person aggrieved by a decision rendered by the historic preservation board may appeal the decision to the city commission within 14 days from the date the decision by the historic preservation board is reduced to writing and served by certified or registered mail, return receipt requested, to such person. The appeal shall be made by filing a written notice of appeal within the above-proscribed time period with the clerk of the city commission. The notice shall set forth concisely the decision appealed from and the reasons or grounds for the appeal.
2. The appeal shall be heard by the city commission at its next regular meeting, provided at least 14 days have intervened between the time of the filing of the notice of appeal and the date of such meeting. The city commission shall hear and consider all evidence and testimony placed before it, and shall render its decision promptly. The city commission may affirm, amend or reverse the historic preservation board's decision. The decision of the city commission shall be reduced to writing and shall constitute final administrative review. Appeals from decisions of the city commission may be made to the courts as provided by law.

j. *Posting requirement.* No work for which a certificate of appropriateness is required may be undertaken unless a certificate of appropriateness authorizing the work is conspicuously posted on the property with appropriate building permits where the work is to be performed.

(8) *Emergency issuance of certificates of appropriateness.* The following procedure shall be used when the building official or designee determines that a building or structure listed on the Local Register of Historic Places or located within a district on the Local Register of Historic Places is in imminent danger of structural failure or collapse due to an event or events outside the control of the owner of the structure.

- a. The building official or designee shall convene a meeting of an emergency committee which shall consist of the building official or designee, the city manager or designee and a member of the historic preservation board who is an architect, engineer or building contractor. Every reasonable measure shall be taken to notify the owner of the structure, as determined by the records of the Alachua County Property Appraiser. In addition, the property on which the structure is located shall immediately be posted with the time and place of the emergency meeting.
- b. At the meeting, the building official or designee shall present

evidence of the imminent danger of structural failure or collapse. The owner and members of the public shall be given the opportunity to present evidence.

- c. If the majority of the emergency committee finds that the structure is in imminent danger of structural failure or collapse due to an event or events outside the control of the owner, it shall issue a certificate of appropriateness for work to secure the structure in an economically efficient manner that causes the least impact to the historic and architectural integrity of the building.
- d. Actions taken by the emergency committee to preserve a structure in an emergency situation that deviate from the standards or practice of the historic preservation board shall not be considered a precedent for future actions of the board.
- (e) *Establishment of a bed and breakfast use.* A special use permit for a bed and breakfast establishment may be obtained according to the procedures delineated in the Land Development Code, section 30-101, of the City of Gainesville.

(Ord. No. 3777, § 1, 6-10-92; Ord. No. 3994, §§ 2--4, 7-25-94; Ord. No. 4075, § 11, 5-8-95; Ord. No. 960693, §§ 1--6, 4-28-97; Ord. No. 970565, § 1, 3-23-98; Ord. No. 970743, § 1, 3-23-98; Ord. No. 980582, § 1, 1-11-99)

**Cross reference(s)**--Waiting period for issuance of demolition permit for historic structures, § 6-19; historic preservation/conservation district, § 30-79; historic preservation board, § 30-355.



*Focused on Excellence  
Delivered with Integrity*

## CERTIFICATE OF APPROPRIATENESS CRITERIA

**TO:** Steven Dush, AICP, Planning and Development Services Director PN 13-0515  
**FROM:** Craig Brashier, AICP, Planning Project Manager  
**DATE:** December 17, 2013  
**RE:** Gainesville Mixed Use on NW 13th Street Certificate of Appropriateness (CoA)



**Map 1. Project Site and University Heights North Historic District Boundaries**

Both the approved Planned Development (PD) and the proposed amendment include a mixed-use building with an attached parking garage that creates a unique circumstance where only a portion of the project is located within a historic district. As shown on Map 1, two (2) residential parcels within the site are located within the University Heights North Historic District (UHNHD) on tax parcels #14012-000-000 and #14021-000-000, totaling  $\pm 0.46$  acre in size. A portion of the parking garage will be constructed on these two (2) parcels. Therefore, it is important to design the project in a way that creates a uniform and cohesive design for the building and parking garage while achieving compatibility with the surrounding neighborhood.

Both the City's Land Development Code Section 30-112 and the *Historic Preservation Rehabilitation and Design Guidelines* manual identify criteria to evaluate new construction within historic districts. This analysis describes how the proposed redevelopment addresses each of these criteria and is consistent with the planned direction for development within the City's core areas.



**1. *Rhythm of the Street.* The relationship of the buildings, structures and open spaces along a street that creates a discernible visual and spatial pattern.**

The approved mixed-use project and the proposed amendments are a positive example of infill redevelopment within the City of Gainesville's core area. The six (6) story (85' height) portion of the building will be located on the western portion of the site and will help frame the NW 13<sup>th</sup> Street / US 441 corridor. This is one of the main entrances into the City of Gainesville and a major focal point given that it runs adjacent to the University of Florida. A minimum 15' – 20' Urban Area will be provided along NW 13<sup>th</sup> Street to provide landscaping, sidewalks, and other amenities such as sidewalk dining and bus stops to accommodate pedestrians and maintain a pedestrian scale at the ground level by creating usable outdoor space.

The NW 3<sup>rd</sup> and NW 4<sup>th</sup> Avenue corridors will include a minimum 11' Urban Area. The ground-floor non-residential uses are required to provide entrance points along the sidewalks to accommodate pedestrian traffic. Per the existing and proposed PD conditions, ground-floor non-residential uses are not permitted to extend east of the westernmost NW 12<sup>th</sup> Drive right-of-way line. The façade of the parking garage will include architectural treatments to minimize the perception and feel of the openings and give the structure a more residential appearance and scale. The first floor level will continue the same color patterns and texture as the mixed-use portion of the building to maintain the rhythm of the block.

As shown on the elevations provided as part of the Certificate of Appropriateness (CoA) application package, the parking garage steps down to 60' approximately 100' from the eastern property line. This is consistent with the parking garage's currently approved height. A second step down occurs as approximately 20 – 25 feet along the eastern edge are removed from the top level of the parking garage. Due to this second step down, the proposed façade treatments along the eastern wall are also brought down one level, which reduces the perceived height of the structure by two (2) floors.

The parking garage's ground-floor is completely enclosed along the eastern façade to eliminate light and noise impacts on adjacent residential structures at the ground level. No pedestrian access is provided directly to the garage from NW 3<sup>rd</sup> or NW 4<sup>th</sup> Avenues. However, the garage's façade has been designed to more closely resemble buildings rather than open parking levels. Smaller, residential scaled openings have been incorporated into the façade to increase compatibility. Additional horizontal and vertical building elements have been added to resemble windows and ground-floor entrances to create design continuity along these corridors and provide a more natural transition into these streets' residential portion.

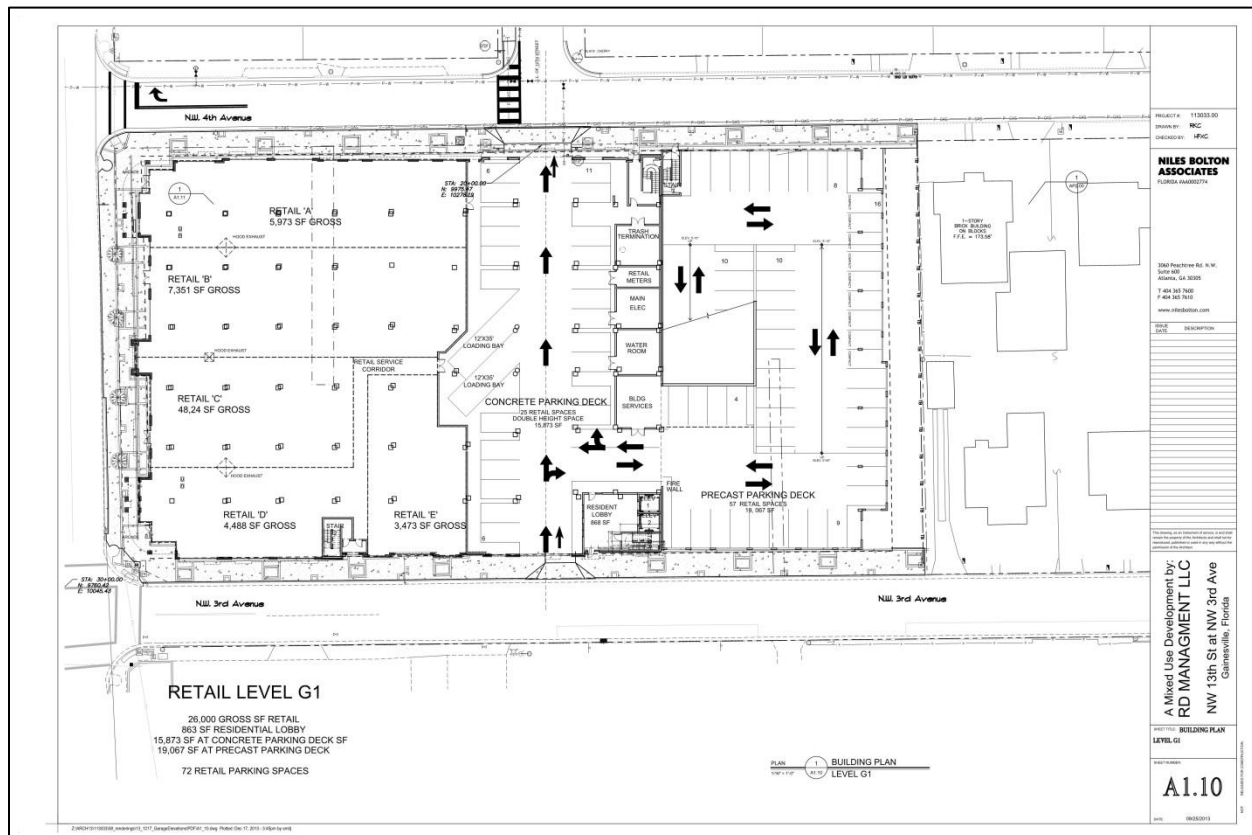
Also, a 15' wide landscape buffer will be provided along the site's eastern boundary. This will help increase the visual continuity with adjacent properties and is consistent with the development pattern of the area's residential structures. The RMF-5 zoning district requires 7.5' side yard setbacks, thus creating 15' between structures.

**2. *Setbacks.* The size of buildings, structures and open spaces and their placement on a lot relative to the street and block.**

Urban Areas are provided along NW 13<sup>th</sup> Street, NW 3<sup>rd</sup> Avenue, and NW 4<sup>th</sup> Avenue. The Urban Area is the space between the back of the curb and the building façade. The Urban Area along NW 13<sup>th</sup> Street will be a minimum of 15' – 20' and the Urban Areas along NW 3<sup>rd</sup> Avenue and NW 4<sup>th</sup> Avenue will be a minimum of 11'. These spaces will provide landscaping, sidewalks, and other potential amenities such as sidewalk dining areas and bus stops to accommodate pedestrians and maintain a pedestrian scale at the ground level. This pedestrian

scale enhances compatibility with the adjacent residential neighborhood, especially to those walking or biking through the neighborhood.

The parking garage is located on the site's eastern portion. The building's northeast and southeast corners will be notched as shown in the image below to make the easternmost portion of the building consistent with the adjacent residential setback distances. These notches will also soften the building's corners, break up the square massing, and open up sightlines down NW 3<sup>rd</sup> Avenue and NW 4<sup>th</sup> Avenue.



**Figure 1. Floor Plan with Corner Notches**

Also, a 15' wide landscape buffer will be provided along the site's eastern boundary. This will increase continuity with adjacent properties and is consistent with the development pattern of the residential structures in the area. The RMF-5 zoning district requires 7.5' side yard setbacks, thus creating 15' between structures.

### **3. Height.** The overall height of buildings and structures related to those sharing the same street or block.

When considering this mixed-use redevelopment project, the project must be considered as a whole. Therefore, the NW 13<sup>th</sup> Street / US 441 corridor must be considered as well as NW 3<sup>rd</sup> and NW 4<sup>th</sup> Avenues. The proposed 85' maximum height is consistent with existing and proposed developments along the NW 13<sup>th</sup> Street corridor. The proposed 85' maximum height represents a reduction from the currently approved maximum height of 104'.

The parking garage steps down to a maximum 60' height approximately 100' from the eastern boundary. A second step down occurs as approximately 20 – 25 feet along the eastern edge are removed from the top level of the parking garage. Due to this second step down, the proposed façade treatments along the eastern wall are also brought down one level, which reduces the perceived height of the structure by two (2) floors.

Additionally, colors and design elements are used to help reduce the building's perceived height and scale. The use of color to achieve this reduction can be seen on the NW 3<sup>rd</sup> Avenue and NW 4<sup>th</sup> Avenue elevations. The use of yellow, the most noticeable color on the building façade, creates a step down effect that draws the eye from the top of the building on the far west side down to a pedestrian scale as the building extends east adjacent to the residential neighborhood.

The smaller openings added to the top floors of the parking structure create a more residential scale and create consistency with the mixed-use portion of the building. The use of railings along portions of the garage's top floor also helps reduce the perceived height by creating more openness and reducing the solid massing.

#### **4. *Roof Forms.* The shape of a building or structure roof system in relationship to its neighbors.**

As shown in the photos of the adjacent residential units in the UHNHD, a variety of gable, flat, and hip roofs are found in the adjacent area. The proposed building and parking garage will have a flat roof with parapets, railings, and elevator / stairwell shafts extending beyond the roof line. Since there is no one dominant roof style in this area, the additional variety will not be out of place or upset the neighborhood's character.

#### **5. *Rhythm of Entrances and Porches.* The relationship of entrance elements and porch projections to the street.**

There are no porches or entrances on the building's garage located within the UHNHD. Vehicular access to the parking garage is provided on NW 3<sup>rd</sup> Avenue and the exit is provided on NW 4<sup>th</sup> Avenue. The vehicular access and exit are designed to align with NW 12<sup>th</sup> Drive.

As shown in Figure 1 above the building's northeast and southeast corners will be notched. These notches will make the easternmost portion of the building consistent with the adjacent residential structures' front yard setbacks. This will enhance the transition between buildings and help maintain the existing rhythm of entrances and porches along NW 3<sup>rd</sup> Avenue and NW 4<sup>th</sup> Avenue.

The first-floor non-residential uses are required to have entrances facing the street and be accessible from the sidewalk. The Urban Areas provided along NW 13<sup>th</sup> Street, NW 3<sup>rd</sup> Avenue, and NW 4<sup>th</sup> Avenue will provide landscaping, sidewalks, shade, and additional amenities to accommodate and enhance the pedestrian experience. The non-residential uses are not permitted to extend beyond NW 12<sup>th</sup> Drive's westerly right-of-way line. The lack of entrances on the garage's exterior reduces the amount of unnecessary pedestrian traffic through the neighborhood and creates an appropriate transition from the mixed-use building to the residential area.

**6. Walls of Continuity. Appurtenances of a building or structure such as walls, fences, landscape elements that form linked walls of enclosure along a street and serve to make a street into a cohesive whole.**

As stated earlier, the existing non-residential buildings on the project site do not have a common, cohesive design or enhance the adjacent roadway corridors whatsoever. The proposed mixed-use building unifies the site and creates a uniform character for the three streets it fronts. The Urban Areas provided between the streets and the building façade create a pedestrian scale environment and enhance the pedestrian experience. The vehicular access points along NW 3<sup>rd</sup> Avenue and NW 4<sup>th</sup> Avenue serve as the transition point from mixed-uses to the parking garage and then to the neighborhood.

The parking garage is designed to be uniform and cohesive with the overall project. The parking garage façade is designed to look more like residential scale buildings rather than open levels of parking deck. This is to enhance compatibility with the adjacent residential neighborhood. The parking garage is also designed to step down in height from the mixed-use portion of the building which also enhances compatibility with the adjacent neighborhood.

**7. Scale of Building. Relative size and composition of openings, roof forms and details to the building mass and its configuration.**

The building footprint is ±62,900 ft<sup>2</sup>. The maximum building height along NW 13<sup>th</sup> Street is 85' and the maximum building height along the eastern project boundary steps down to 60'. A second step down occurs as approximately 20 – 25 feet along the eastern edge are removed from the top level of the parking garage. Due to this second step down, the proposed façade treatments along the eastern wall are also brought down one level, which reduces the perceived height of the structure by two (2) floors. The site's currently approved design includes a maximum building height of 104' with a step down to a 60' garage.

The proposed scale, intensity, and density is consistent with the City's growth and development plans for this core area. The proposed project's scale and building height is consistent with existing and approved development along the NW 13<sup>th</sup> Street corridor, including University Corners, Jackson Square, and the Holiday Inn.

However, the location of this building is somewhat unique and different from the others mentioned because a portion of the building is located within a historic district. Therefore, many elements have been incorporated to the building's design to reduce the perceived scale and make the project compatible with the adjacent residential neighborhood. These elements include:

- The building's northeast and southeast corners will be notched to soften the corners, break up the square massing, create consistency with adjacent front yard setbacks, and open up sight lines along NW 3<sup>rd</sup> and NW 4<sup>th</sup> Avenues;
- The building steps down to 60' approximately 100' from the eastern property line;
- A second step down occurs as approximately 20 – 25 feet along the eastern edge are removed from the top level of the parking garage;
- The parking garage façades have been designed to look more like residential scale buildings rather than open parking levels;
- Smaller, residential scale openings have been incorporated into the parking garage design;

- The proposed façade treatments along the eastern wall have been brought down one level, which reduces the perceived height of the structure by one (1) floor;
- The parking garage's ground-floor is completely enclosed along the eastern façade to eliminate light and noise impacts on adjacent residential structures at the ground level;
- Railings replace solid parapets along portions of the parking garage's roof line;
- Building color is used to create a step down pattern and draw attention down to the pedestrian level in a west to east direction as the building approaches the residential neighborhood; and
- The materials and textures used on the first floor of the building's mixed-use portion have been extended through the first level of the parking garage along NW 3<sup>rd</sup> and NW 4<sup>th</sup> Avenues.

**8. *Directional Expression.* The major orientation of the principle facade of a building or structure to the street.**

The principal façade for the mixed-use redevelopment project faces NW 13<sup>th</sup> Street. This project will be a focal point for the NW 13<sup>th</sup> Street / US 441 corridor. The secondary façades will face NW 3<sup>rd</sup> Avenue and NW 4<sup>th</sup> Avenue creating and reinforcing spatial and visual continuity with the NW 13<sup>th</sup> Street / US 441 corridor while transitioning to the UHNHD neighborhood.

The parking garage's eastern façade will have the greatest interaction with the adjacent UHNHD. The eastern wall's overall width will be reduced by notching the corners on this end of the building. The parking garage's ground-floor will be completely enclosed along the eastern façade to eliminate light and noise impacts at the ground level. Creeping fig will be planted to cover the first level wall and soften the appearance.

Architectural treatments have been added to the eastern façade to create the appearance of four (4) residential scale buildings. The top level of the garage's eastern façade will be set back to accommodate the building's second step down at the eastern property line. Therefore, architectural treatments will only be extended up through the fourth (4<sup>th</sup>) floor. These techniques will reduce the perceived height of the eastern façade by two (2) floors.

A 15' wide landscape buffer is also required along the project's eastern boundary. The landscape buffer includes six (6) shade trees, six (6) understory trees, and 50 shrubs.

**9. *Proportion of the Front Facade.* The width of the building, structure, or object to the height of the front elevation in relationship to its immediate context.**

The proposed building's front façade along NW 13<sup>th</sup> Street is ±185' in width and 85' in height. This development intensity and building height is consistent with the City of Gainesville's comprehensive plan and forth-coming Form Based Code for this area. This proposed development is also consistent with the existing and approved development along the NW 13<sup>th</sup> Street / US 441 corridor, including University Corners, Jackson Square, and Holiday Inn.

As stated above, the parking garage's eastern façade will have the greatest interaction with the adjacent UHNHD. The eastern wall's overall width will be reduced by notching the corners on this end of the building. The parking garage's ground-floor will be completely enclosed along the eastern façade to eliminate light and noise impacts at the ground level. Creeping fig will be planted to cover the first level wall and soften the appearance.

Architectural treatments have been added to the eastern façade to create the appearance of four (4) residential scale buildings. The top level of the garage's eastern façade will be set back to accommodate the building's second step down at the eastern property line. Therefore, architectural treatments will only be extended up through the fourth (4<sup>th</sup>) floor. These techniques will reduce the perceived height of the eastern façade by two (2) floors.

**10. *Proportion of Openings.* The width and height relationship of the windows and doors in a building or structure to the principle facade.**

The approved and proposed PD conditions require that the building's first floor façade between 3' and 8' above grade provide a minimum of 50% glazing. This requirement ensures visual consistency with other recently approved non-residential and mixed-use developments within the City of Gainesville and contributes to the pedestrian oriented outdoor space. By promoting visual interaction with the built environment and the street face, pedestrian attractions are created. These attractions draw the motorist from vehicles and promote a park-once mentality. With greater safety and consistent pedestrian features, the streets become the focal area, defined by the building form and the rhythm created by the visual and physical variety of space present.

Residential scale openings have also been incorporated into the parking garage design to more closely resemble residential structures rather than open parking levels. The smaller openings at the top are consistent with the architectural style used on the mixed-use portion of the building. Vertical mullion and screening material are utilized to create residential scale "windows" on the parking garage façade.

**11. *Rhythm of Solids to Voids.* The pattern and overall composition of openings such as windows and doors in the front facade.**

The proposed project occupies the entire block face on NW 13<sup>th</sup> Street between NW 4<sup>th</sup> Avenue and NW 3<sup>rd</sup> Avenue. The uniform design creates consistent rhythm along this block, which is not present now with the site's varied commercial and office buildings. The parking garage has also been designed so that its façade resembles a building with windows and doorways to enhance compatibility with the adjacent neighborhood. Today, too many voids exist along this primary Gainesville and Alachua County corridor.

**12. *Details and Materials.* The relationship of details, materials, texture and color of building facades, structures, objects and landscaped areas to the existing context.**

As stated throughout this analysis, the approved and proposed PD conditions require the parking garage be designed and constructed in a complimentary style with similar materials as the remainder of the building. Building materials for the retail and residential portion of the mixed-use project outside the UHNHD include simulated stone veneer at the base, stucco for upper levels, metal railings on balconies, aluminum windows, and painted metal canopies at the first-floor retail level.

The parking garage will include simulated stone veneer at the base and painted precast concrete for upper levels with wire grills or metal screens at some openings. The ground floor of the parking garage's eastern façade will be fully enclosed, eliminating light and noise impacts on adjacent properties at this level. Upper levels are designed to minimize these impacts as well. Also, a 15' wide landscape buffer consisting of six (6) shade trees, six (6) understory trees, and 50 shrubs will be installed along the eastern boundary of the project.



The proposed design, materials, and scale are consistent with recently constructed, multi-family and/or mixed use, contemporary buildings along the NW 13<sup>th</sup> Street / US 441 corridor and broader context area, i.e. University House, Jackson Square, and the Continuum. These projects have proven to be complimentary to existing structures and developments within their relative context areas while at the same time setting a standard and pattern for future development projects of a similar nature. The approved mixed-use project for this site will follow that pattern.

As stated previously, the proposed mixed-use development with an attached parking garage creates a unique circumstance where only a portion of the building is located within a historic district. Therefore, many elements have been incorporated to the building's design to preserve the building's intended functions while simultaneously reducing the perceived scale and making the project compatible with the adjacent residential neighborhood. The two (2) contributing structures currently located on the parcels within the UHNHD are required to be relocated within the UHNHD or one of the City's other historic districts.

We trust this information will be sufficient for your review and subsequent Certificate of Appropriateness approval by the Historic Preservation Board at the January 7<sup>th</sup> meeting. We appreciate your cooperation with this extremely time sensitive matter.

### **Building Elevations**



**Elevations**  
Mixed Use Development  
Gainesville, Florida



View From NW 13th St.

R D MANAGEMENT | 12.17.13 |

**NILES BOLTON ASSOCIATES**  
#AA0002774

**Elevations**  
Mixed Use Development  
Gainesville, Florida



View From NW 4th Ave

R D MANAGEMENT | 12.17.13 |

**NILES BOLTON ASSOCIATES**  
#AA0002774

**Elevations**  
Mixed Use Development  
Gainesville, Florida



View From East





# Elevations

Mixed Use Development  
Gainesville, Florida



View From NW 13th St.



# Elevations

## Mixed Use Development



View From NW 3rd Ave



# Elevations

Mixed Use Development  
Gainesville, Florida

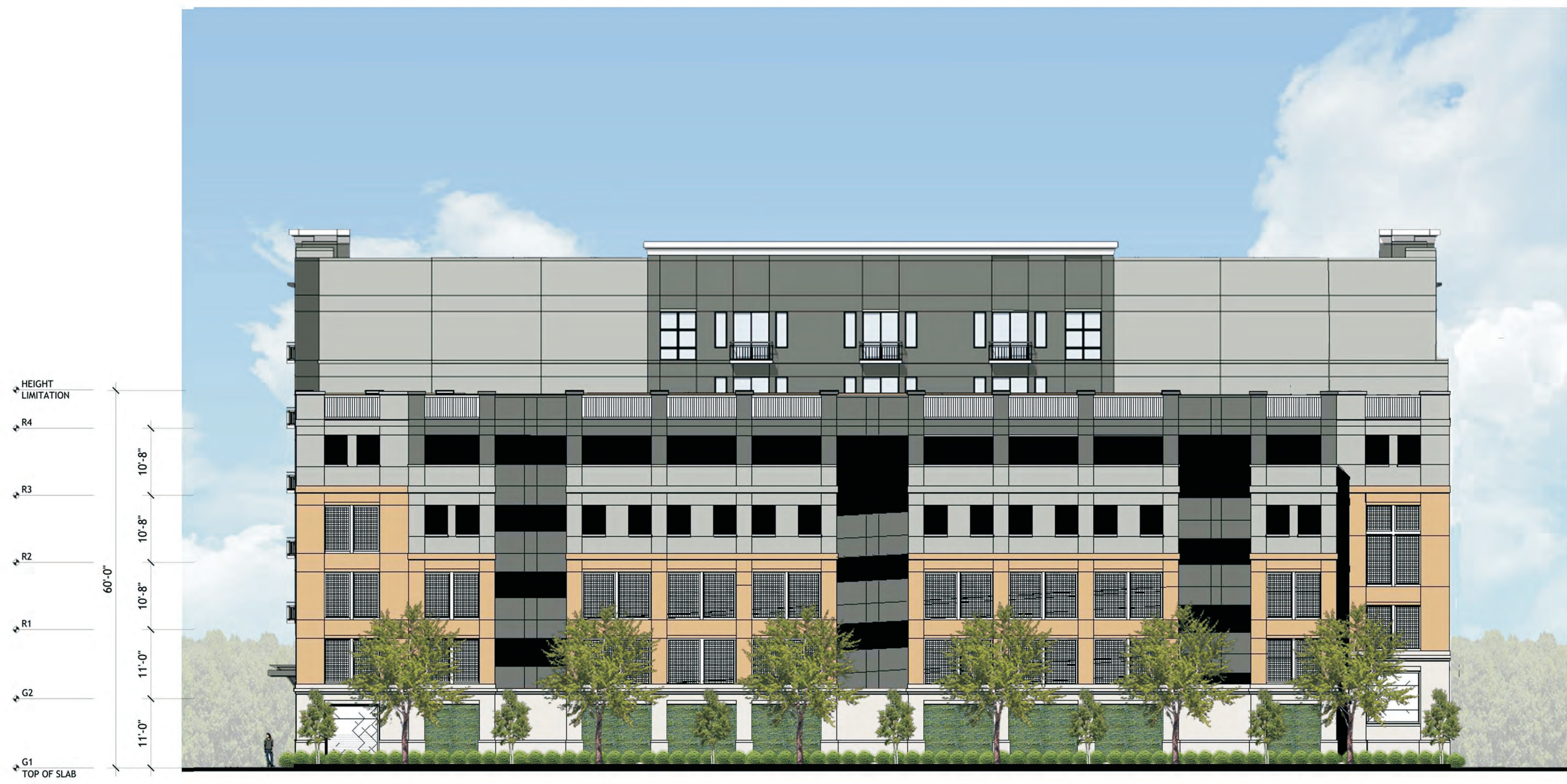


View From NW 4th Ave



# Elevations

Mixed Use Development  
Gainesville, Florida



View From East





# HISTORIC PRESERVATION BOARD

## COA APPLICATION

## ■ REQUIREMENTS

**DID YOU REMEMBER?**

**CONTACT THE HISTORIC PRESERVATION OFFICE FOR A PRELIMINARY DESIGN REVIEW APPOINTMENT. 334.5023**

**REVIEW THE CHECKLIST FOR A COMPLETE SUBMITTAL** (If all requirements are not submitted it could delay your approval.)

**PROVIDE 1 ORIGINAL SET OF PLANS TO SCALE** (no larger than 11" x 17", writing to be legible) SHOWING ALL DIMENSIONS AND SETBACKS.

**LIST IN DETAIL YOUR PROPOSED REPAIR AND/OR RENOVATION**

**ATTACH A SITE PLAN OR CERTIFIED SURVEY**

**PROVIDE PHOTOGRAPHS OF EXISTING CONDITIONS**

IF YOUR COA IS A HISTORIC PRESERVATION BOARD APPROVAL, 10 COLLATED REDUCED INDIVIDUAL SETS OF THE PLANS WILL BE NEEDED FOR SUBMITTAL.

AFTER THE PRE-CONFERENCE, TURN IN YOUR COMPLETED COA APPLICATION TO THE PLANNING COUNTER, 1ST FLOOR, THOMAS CENTER-B + APPROPRIATE FEES

**CHECKLIST REMINDER**

MAKE SURE YOUR APPLICATION HAS ALL THE REQUIREMENTS ATTACHED.

FAILURE TO TIMELY COMPLETE THE APPLICATION, COMPLY WITH THE INSTRUCTIONS, AND SUBMIT THE NECESSARY DOCUMENTATION WILL RESULT IN DEFERRAL OF YOUR PETITION TO THE NEXT MONTHLY MEETING.

Planning & Development Services 306 N.E. 6th Avenue

Gainesville, Florida 32602

352.334.5022 Fax 352.334.3259 [planning.cityofgainesville.org](http://planning.cityofgainesville.org)

**PROJECT TYPE:** Addition ☐ Alteration ☐ Demolition ☐ New Construction ☒ Relocation ☐

**PROJECT LOCATION:**

Historic District: University Heights North

Site Address: 1226 NW 3rd Avenue, 1227 NW 4th Avenue

OWNER	APPLICANT OR AGENT
Owner(s) Name <u>RB Gainesville NW 3rd Avenue, LLC</u>	Applicant Name <u>Causseaux, Hewett, &amp; Walpole, Inc.</u>
Corporation or Company <u>RBLWP Parcel D, LLC</u>	Corporation or Company
Street Address <u>810 7th Avenue, 10th Floor</u>	Street Address <u>132 NW 76th Drive</u>
City State Zip <u>New York, NY 10019</u>	City State Zip <u>Gainesville, FL 32607</u>
Home Telephone Number <u>(212) 265-6600</u>	Home Telephone Number <u>(352) 331-1976</u>
Cell Phone Number	Cell Phone Number
Fax Number <u>(212) 492-8441</u>	Fax Number <u>(352) 331-2476</u>
E-Mail Address <u>rbirdoff@rdmanagement.com</u>	E-Mail Address <u>craigb@chw-inc.com</u>

**TO BE COMPLETED BY CITY STAFF**

Fee: \$ \_\_\_\_\_

(PRIOR TO SUBMITTAL AT PLANNING COUNTER)

EZ Fee: \$ \_\_\_\_\_

HP # \_\_\_\_\_

☐ Staff Approval—No Fee (HP Planner initial \_\_\_\_\_)

Contributing Y \_\_\_ N \_\_\_

☐ Single-Family requiring Board approval (See Fee Schedule)

Zoning \_\_\_\_\_

☐ Multi-Family requiring Board approval (See Fee Schedule)

Pre-Conference Y \_\_\_ N \_\_\_

☐ Ad Valorem Tax Exemption (See Fee Schedule)

Application Complete Y \_\_\_ N \_\_\_

☐ After-The-Fact Certificate of Appropriateness (See Fee Schedule)

Received By \_\_\_\_\_

☐ Account No. 001-660-6680-3405

Date Received \_\_\_\_\_

☐ Account No. 001-660-6680-1124 (Enterprise Zone)

☐ Account No. 001-660-6680-1125 (Enterprise—Credit)

Request for Modification of Setbacks

Y \_\_\_ N \_\_\_

RECEIVED  
STAMP

PAID  
STAMP



## PROJECT DESCRIPTION

1. DESCRIBE THE EXISTING CONDITIONS AND MATERIALS Describe the existing structure(s) on the subject property in terms of the construction materials and site conditions as well as the surrounding context.

Information provided in cover letter.

2. DESCRIBE THE PROPOSED PROJECT AND MATERIALS Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s). Attached further description sheets, if needed.

Information provided in cover letter.

## DEMOLITIONS AND RELOCATIONS

Especially important for demolitions, please identify any unique qualities of historic and/or architectural significance, the prevalence of these features within the region, county, or neighborhood, and feasibility of reproducing such a building, structure, or object. For demolitions, discuss measures taken to save the building/structure/object from collapse. Also, address whether it is capable of earning a reasonable economic return on its value. For relocations, address the context of the proposed future site and proposed measures to protect the physical integrity of the building.) Additional criteria for relocations and demolitions: Please describe the future planned use of the subject property once vacated and its effect on the historic context.

N/A

## MODIFICATION OF EXISTING ZONING REQUIREMENTS.

Any change shall be based on competent demonstration by the petitioner of Section 30-112(d)(4)b.

Please describe the zoning modification and attach completed, required forms.

An amendment to the approved Planned Development (PD) zoning was submitted on September 3, 2013. The City's file number for this application is PB-13-85 PDA. The proposed PD conditions as approved by the City Plan Board on October 24, 2013, can be provided upon request.



**DID YOU REMEMBER?**

CHECK YOUR ZONING AND SETBACKS FOR COMPLIANCE

REVIEW THE HISTORIC PRESERVATION REHABILITATION AND DESIGN GUIDELINES

REVIEW THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION

CHECK TO SEE IF YOU WOULD BE ELIGIBLE FOR A TAX EXEMPTION FOR REHABILITATION OF A HISTORIC PROPERTY

THE HPB MEETINGS ARE HELD ON THE FIRST TUESDAY OF EVERY MONTH AT THE CITY HALL, 200 EAST UNIVERSITY AVENUE, GAINESVILLE, FL 32601, ROBERTA LISLE KLINE CONFERENCE ROOM (ROOM 16) AT 5:30PM.

THE HISTORIC PRESERVATION OFFICE STAFF CAN PROVIDE ASSISTANCE AND GUIDANCE ON THE HP BOARD'S REVIEW PROCESS, AND ARE AVAILABLE TO MEET WITH PROPERTY OWNERS OR AGENTS. IF YOU NEED ASSISTANCE, PLEASE CONTACT THE HISTORIC PRESERVATION PLANNER AT (352) 334-5022 OR (352) 334-5023.

**PERSONS WITH DISABILITIES AND CONTACT INFORMATION**

PERSONS WITH DISABILITIES WHO REQUIRE ASSISTANCE TO PARTICIPATE IN THE MEETING ARE REQUESTED TO NOTIFY THE EQUAL OPPORTUNITY DEPARTMENT AT 334-5051 (TDD 334-2069) AT LEAST 48 HOURS PRIOR TO THE MEETING DATE.

FOR ADDITIONAL INFORMATION, PLEASE CALL 334-5022.

**OVERVIEW**

The Historic Preservation Board (HPB) is an advisory board to the City of Gainesville's Commission composed of citizens who voluntarily, without compensation commit their time and expertise to the stewardship of historic resources in our community.

The HPB approval is a procedure which occurs for alterations, construction, restorations, or other significant changes to the appearance of an structure in Gainesville's Historic Districts which have an impact on the significant historical, architectural, or cultural materials of the structure and/or the district. The City's historic review guidelines are available online at [planning.cityofgainesville.org](http://planning.cityofgainesville.org) and within the Land Development Code, Section 30-112.

After submission of an application, the Historic Preservation Planner prepares a written recommendation for the board meeting which addresses whether the proposed changes are compatible with the criteria of the SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION and the City of Gainesville's HISTORIC PRESERVATION REHABILITATION AND DESIGN GUIDELINES. Once staff has prepared and completed the staff report, an Agenda of the proposed meeting and the staff report will be posted online approximately 3 to 5 days prior to the HPB meeting and can be found at [planning.cityofgainesville.org](http://planning.cityofgainesville.org) - Citizen Advisory Boards - Historic Preservation Board.

The applicant and/or owner of the property should be present at the Historic Preservation Board meeting and be prepared to address inquiries from the board members and/or the general public. The HPB meeting is a quasi-judicial public hearing with procedural requirements. The review body may approve, approve with conditions, or deny projects. It is not necessary for owners to be present at the HPB meeting if your COA has been staff approved.

In addition to a Certificate of Appropriateness (COA), a building permit may be required for construction from the Building Department. This is a separate process with submittal requirements. Building permits will not be issued without proof of a COA and the Historic Preservation Planner signing the building permit.

After the application approval, the COA is valid for one year and null and void if construction does not begin within six months.

Please post the CERTIFICATE OF APPROPRIATENESS at or near the front of the building.

**CERTIFICATION**

BY SIGNING BELOW, I CERTIFY THAT THE INFORMATION CONTAINED IN THIS APPLICATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AT THE TIME OF THE APPLICATION. I ACKNOWLEDGE THAT I UNDERSTAND AND HAVE COMPLIED WITH ALL OF THE SUBMITTAL REQUIREMENTS AND PROCEDURES AND THAT THIS APPLICATION IS A COMPLETE SUBMITTAL. I FURTHER UNDERSTAND THAT AN INCOMPLETE APPLICATION SUBMITTAL MAY CAUSE MY APPLICATION TO BE DEFERRED TO THE NEXT POSTED DEADLINE DATE.

1. I/We hereby attest to the fact that the above supplied parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the Planning and Development Services Department to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that Certificates of Appropriateness are only active for one year from issuance.
4. It is understood that the approval of this application by the Historic Preservation Board or staff in no way constitutes approval of a Building Permit for construction from the City of Gainesville's Building Department.
5. The COA review time period will not commence until your application is deemed complete by staff and may take up to 10 days to process.
6. Historic Preservation Board meetings are conducted in a quasi-judicial hearing and as such ex-parte communications are prohibited (Communication about your project with a Historic Preservation Board member).

**SIGNATURES**

Owner \_\_\_\_\_ Date \_\_\_\_\_  
Applicant or Agent Gregory Dedrick Date 11/12/13

A **pre-application conference** with the Historic Preservation Planner **is required** before the submission of a Certificate of Appropriateness (COA) application. A pre-application conference with the City of Gainesville's Historic Preservation Board is optional.

For single-family structure, accessory structures and all other structures which require Historic Preservation Board review, there is an **application fee**. Fees vary by the type of building and change annually. Please consult with planning staff or online at [planning.cityofgainesville.org](http://planning.cityofgainesville.org) to determine the amount of the application fees for your project. There is no fee for a staff approved Certificate of Appropriateness. Please consult the brochure "Living in a Historic District" and the Historic Preservation Rehabilitation and Design Guidelines for restoration & rehabilitation that is staff approvable. **The COA review time period will not commence until your application is deemed complete by staff.**

The application is **due by 3:00 p.m.** on the **application deadline date** as noted on the attached annual meeting and cut-off schedule.

**THIS CHECKLIST IS A GUIDE TO BE USED FOR PROPER COA SUBMITTAL. SOME ITEMS MAY NOT APPLY TO YOUR PERMIT APPLICATION.**

A completed application may include the following: As requested by the Building Official, the Preservation Planner, or the Historic Preservation Board, you are submitting, as determined by the Historic Preservation Planner, a Board Approval Certificate of Appropriateness, please provide all documents in sets of 10 on paper no larger than 11" x 17". One large format set may also be requested if details are not legible.

## SUBMITTAL REQUIREMENT CHECKLIST

		Applicant	HP Planner
<b>Survey and Site Plan</b>	A drawing giving dimensions of property; location of building(s) showing distances from property lines (building set-back lines (dimensioned), names of streets front and sides, and north/south orientation. A current site plan or survey may be submitted for this requirement, if it provides the requested information. (1 full size set, as requested and 10 reduced sets on 11" x 17" or smaller is required for a board approval project.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Drawings to Scale</b> <ul style="list-style-type: none"> <li>▪ Elevations</li> <li>▪ Floor Plan</li> <li>▪ Square Footage</li> <li>▪ Dimensions &amp; Height</li> <li>▪ Materials &amp; Finishes</li> </ul>	One complete set of plans (with all (4) exterior elevations) and specifications for the project. All drawings must be clear, concise and drawn to scale. All rooms shall be dimensioned and labeled for use. Height measurement and square footage of different areas shall be on plans. Indicate features on the exterior (i.e.: chimney), the roof pitch, placement of windows and doors and label all materials and textures. ((1 full size set, as requested and 10 reduced sets on 11" x 17" or smaller is required for a board approval project.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Photographs</b>	Photographs of existing building(s) (all facades or elevations of structure) and adjacent buildings. Photographs should clearly illustrate the appearance and conditions of the existing building(s) affected by the proposed project, close-up views of any specific elements under consideration i.e., windows or doors if proposed to be modified or removed, as well as photographic views of its relationship with neighboring buildings. The format for photos shall be 3" x 5", or 4" x 6" colored or black and white prints, with the name of owner and address of structure on back of picture. (10 sets) (City staff may take photographs of your property prior to the board meeting as part of their review procedure. The photos will be used for presentation to the Historic Preservation Board.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Specific Items</b>	Specific items may be requested, such as landscape plans, wall sections, roof plans, perspective drawings, a model, a virtual illustration and/or verification of economic hardship.	<input type="checkbox"/>	<input type="checkbox"/>
<b>Modification of Existing Zoning</b>	Attach separate form requesting a zoning modification based on competent demonstration by the petitioner of Section 30-112(d)(4)b.	<input type="checkbox"/>	<input type="checkbox"/>
<b>Demolition Report</b>	In the case of demolition provide substantiating report(s) from a registered structural engineer stating structural condition and an explanation of the future use of the site.	<input type="checkbox"/>	<input type="checkbox"/>
<b>Consent Letter</b>	Letter of consent from the property owner, if the applicant is not the owner of the property or is in the process of purchasing the property.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## TAX SAVINGS FOR HOMEOWNERS OF HISTORIC PROPERTIES

The improvements to your historic property may qualify for a property tax exemption. The City of Gainesville permits an Ad Valorem property tax exemption for renovations, rehabilitations, and restorations to contributing properties within Historic Districts. The City adopted an Ad Valorem Tax Exemption which permits 100 percent of the assessed value of the eligible improvements and remains in effect for ten years.

The amount of the exemption shall be determined by the Alachua County Property Appraiser based upon its usual process for post-construction inspection and appraisal of property following rehabilitation or renovation. The duration of the exemption shall continue regardless of any change in the authority of the City to grant such exemptions or any change in ownership of the property. In order to retain an exemption, however, the historic character of the property, and improvements which qualified the property for an exemption, must be maintained over the period for which the exemption was granted.

This is an excerpt from the Land Development Code ARTICLE IV. TAX EXEMPTION FOR HISTORIC PROPERTIES Sec. 25-61—66

### An Overview of the Application Process:

An applicant (owner of record or authorized agent) seeking an ad valorem tax exemption for historic properties must file with the city manager or designee the two-part Historic Preservation Property Tax Exemption Application with "Part 1: Preconstruction Application" (Part 1) completed. In addition, the applicant shall submit the following:

A completed application for a Certificate of Appropriateness for the qualifying restoration, renovation, or rehabilitation.

An application fee of not more than five hundred dollars (\$500.00) to be determined by the city manager or designee based on the estimated cost of the work to be performed and the administrative costs to be incurred by the city in processing the application and monitoring compliance.

The City of Gainesville Historic Preservation Board (HPB) shall review Part 1 applications for exemptions. The HPB shall determine whether the property is an eligible property and whether the Part 1 proposed improvement is consistent with the Secretary of Interior's *Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* and is therefore an eligible improvement.

Upon completion of work specified in the "Part 1" application, the applicant shall submit a "Part 2: Final Application for Review of Completed Work" (Part 2). The HPB shall conduct an inspection of the subject property to determine whether or not the completed improvements are in compliance with the work described and conditions imposed in the approved Part 1 application. Appropriate documentation may include paid contractor's bills and canceled checks, as well as an inspection request by the applicant within two (2) years following approval of the Part 1 application.

On completion of review of the Part 2 application, the HPB shall recommend that the city commission grant or deny the exemption. The recommendation and reasons therefore, shall be provided in writing to the applicant and to the city commission.

A majority vote of the city commission shall be required to approve a Part 2 application and authorize the ad valorem tax exemption. If the exemption is granted, the city commission shall adopt an ordinance.

The property owner shall have the historic preservation exemption covenant recorded in the official records of Alachua County, and shall provide a certified copy of the recorded historic preservation exemption covenant to the city manager or designee.

The effective date of the ad valorem tax exemption shall be January 1 of the year following the year in which the application is approved by the city commission and a historic preservation exemption covenant has been transmitted to the Alachua County Appraiser.

To qualify for an exemption, the property owner must enter into a covenant with the City of Gainesville for the term for which the exemption is granted. The covenant shall be binding on the current property owner, transferees, and their heirs, successors, or assigns.

Violation of the covenant or agreement will result in the property owner being subject to the payment of the differences between the total amount of taxes which would have been due in March in each of the previous years in which the covenant or agreement was in effect had the property not received the exemption and the total amount of taxes actually paid in those years, plus interest on the difference calculated as provided in F.S. § 212.12(3), as amended.

Please review City of Gainesville's Land Development Code Section 25-61 for qualification and process information.

This information is available online at [http://library8.municode.com/default-now/home.htm?infobase=10819&doc\\_action=whatsnew](http://library8.municode.com/default-now/home.htm?infobase=10819&doc_action=whatsnew)

Chapter 25 Section 25-61 — 25-65

For an application form, please contact the Historic Preservation Planner at (352) 334-5022 or (352) 334-5023.



PLANNING

P.O. Box 490, Station 11

Gainesville, Florida 32602-0490

352.334.5022

352.334-5023

Fax: 352.334.3259

[planning.cityofgainesville.org](http://planning.cityofgainesville.org)





*Focused on Excellence  
Delivered with Integrity*

## CERTIFICATE OF APPROPRIATENESS CRITERIA

**TO:** Steven Dush, AICP, Planning and Development Services Director PN 13-0515  
**FROM:** Gerry Dedenbach, AICP, LEED AP, Director of Planning and GIS Services  
**DATE:** November 25, 2013  
**RE:** Gainesville Mixed Use on NW 13th Street Certificate of Appropriateness (CoA)



**Map 1. Project Site and University Heights North Historic District Boundaries**

Both the approved Planned Development (PD) and the proposed amendment include a mixed-use building with an attached parking garage that creates a unique circumstance where only a portion of the project is located within a historic district. As shown on Map 1, two (2) residential parcels within the site are located within the University Heights North Historic District (UHNHD) on tax parcels #14012-000-000 and #14021-000-000, totaling  $\pm 0.46$  acre in size. A portion of the parking garage will be constructed on these two (2) parcels. Therefore, it is important to design the project in a way that creates a uniform and cohesive design for the building and parking garage while achieving compatibility with the surrounding neighborhood.

Consistent with a currently approved PD condition, the two (2) contributing structures currently located on the site's parcels within the UHNHD are required to be relocated within the UHNHD or one of the City's other historic districts. Once these contributing structures are relocated, these two (2) parcels will have no role in contributing to the residential character and feel of the UHNHD. At that point in time, the focus should be on compatibility and not compliance with the



historic district standards and criteria. The existing and proposed PD conditions require that the parking garage be designed and constructed consistent with the mixed-use portion of the building.

Both the City's Land Development Code Section 30-112 and the *Historic Preservation Rehabilitation and Design Guidelines* manual identify criteria to evaluate new construction within historic districts. This analysis describes how the proposed redevelopment addresses each of these criteria and is consistent with the planned direction for development within the City's core areas.

**1. *Rhythm of the Street.* The relationship of the buildings, structures and open spaces along a street that creates a discernible visual and spatial pattern.**

The approved mixed-use project and the proposed amendments are a positive example of infill redevelopment within the City of Gainesville's core area. The six (6) story (85' height) portion of the building will be located on the western portion of the site and will help frame the NW 13<sup>th</sup> Street / US 441 corridor. This is one of the main entrances into the City of Gainesville and a major focal point given that it runs adjacent to the University of Florida. A minimum 15' – 20' Urban Area will be provided along NW 13<sup>th</sup> Street to provide landscaping, sidewalks, and other amenities such as sidewalk dining and bus stops to accommodate pedestrians and maintain a pedestrian scale at the ground level by creating usable outdoor space.

The NW 3<sup>rd</sup> and NW 4<sup>th</sup> Avenue corridors will include a minimum 11' Urban Area. The ground-floor non-residential uses are required to provide entrance points along the sidewalks to accommodate pedestrian traffic. Per the existing and proposed PD conditions, ground-floor non-residential uses are not permitted to extend east of the westernmost NW 12<sup>th</sup> Drive right-of-way line.

As shown on the elevations provided as part of the Certificate of Appropriateness (CoA) application package, the parking garage steps down to 60' approximately 100' from the eastern property line. This is consistent with the parking garage's currently approved height. The parking garage's ground-floor is completely enclosed and no pedestrian access is provided from NW 3<sup>rd</sup> or NW 4<sup>th</sup> Avenues. However, the garage's façade has been designed to more closely resemble buildings rather than open parking levels. Additional horizontal and vertical building elements have been added to resemble windows and ground-floor entrances to create design continuity along these corridors and provide a more natural transition into these streets' residential portion.

Also, a 15' wide landscape buffer will be provided along the site's eastern boundary. This will help increase the visual continuity with adjacent properties and is consistent with the development pattern of the area's residential structures. The RMF-5 zoning district requires 7.5' side yard setbacks, thus creating 15' between structures.

**2. *Setbacks.* The size of buildings, structures and open spaces and their placement on a lot relative to the street and block.**

Currently, the redevelopment site is vastly underutilized. Existing outdated buildings are not enhancing the NW 13<sup>th</sup> Street corridor. An inviting transition to the UHNHD is not present. The proposed mixed-use redevelopment site is a mere ±1.66 acres with a building footprint of 62,900 ft<sup>2</sup>. As explained in the response to Criteria #1, the tallest portion of the building (85') is positioned on the western portion of the site and will frame the NW 13<sup>th</sup> Street / US 441 corridor.

This scale is consistent with existing and approved developments along this corridor, i.e. Jackson Square, University Corners, and Holiday Inn.

The parking garage is located on the site's eastern portion and steps down to 60' in height. This is consistent with the currently approved height for the parking garage. Also, a 15' wide landscape buffer will be provided along the site's eastern boundary. This will increase continuity with adjacent properties and is consistent with the development pattern of the residential structures in the area. The RMF-5 zoning district requires 7.5' side yard setbacks, thus creating 15' between structures.

Additional landscaping and pedestrian areas will be provided in the Urban Areas along NW 13<sup>th</sup> Street, NW 3<sup>rd</sup> Avenue, and NW 4<sup>th</sup> Avenue. The Urban Area along NW 13<sup>th</sup> Street will be a minimum of 15' – 20' and the Urban Areas along NW 3<sup>rd</sup> Avenue and NW 4<sup>th</sup> Avenue will be a minimum of 11'. These spaces will provide landscaping, sidewalks, and other potential amenities such as sidewalk dining areas and bus stops to accommodate pedestrians and maintain a pedestrian scale at the ground level. This pedestrian scale enhances compatibility with the adjacent residential neighborhood, especially to those walking or biking through the neighborhood.

### **3. *Height.* The overall height of buildings and structures related to those sharing the same street or block.**

When considering this mixed-use redevelopment project, the project must be considered as a whole. Therefore, the NW 13<sup>th</sup> Street / US 441 corridor must be considered as well as NW 3<sup>rd</sup> and NW 4<sup>th</sup> Avenues. The proposed 85' maximum height is consistent with existing and proposed developments along the NW 13<sup>th</sup> Street corridor. The proposed 85' maximum height represents a reduction from the currently approved maximum height of 104'.

The parking garage steps down to a maximum 60' height approximately 100' from the eastern boundary. It is important to note that while the existing adjacent residential structures are single-story in height, the maximum height for the RMF-5 zoning district is 35 feet. Often times, redevelopment projects of this magnitude spur additional redevelopment within the same area. It is realistic to believe that redevelopment could occur within the adjacent neighborhood in the near future, increasing densities and changing the current development form.

### **4. *Roof Forms.* The shape of a building or structure roof system in relationship to its neighbors.**

As shown in the photos of the adjacent residential units in the UHNHD, a variety of gable, flat, and hip roofs are found in the adjacent area. The proposed building and parking garage will have a flat roof with parapets, railings, and elevator / stairwell shafts extending beyond the roof line. Since there is no one dominant roof style in this area, the additional variety will not be out of place or upset the neighborhood's character.

### **5. *Rhythm of Entrances and Porches.* The relationship of entrance elements and porch projections to the street.**

There are no porches or entrances on the building's garage located within the UHNHD. Vehicular access to the parking garage is provided on NW 3<sup>rd</sup> Avenue and the exit is provided on NW 4<sup>th</sup> Avenue. The vehicular access and exit are designed to align with NW 12<sup>th</sup> Drive.

The first-floor non-residential uses are required to have entrances facing the street and accessible from the sidewalk. The Urban Areas provided along NW 13<sup>th</sup> Street, NW 3<sup>rd</sup> Avenue, and NW 4<sup>th</sup> Avenue will provide landscaping, sidewalks, shade, and additional amenities to accommodate and enhance the pedestrian experience. The non-residential uses are not permitted to extend beyond NW 12<sup>th</sup> Drive's westerly right-of-way line. The lack of entrances on the garage's exterior reduces the amount of unnecessary pedestrian traffic through the neighborhood and creates an appropriate transition from the mixed-use building to the residential area.

**6. *Walls of Continuity.* Appurtenances of a building or structure such as walls, fences, landscape elements that form linked walls of enclosure along a street and serve to make a street into a cohesive whole.**

As stated earlier, the existing non-residential buildings on the project site do not have a common, cohesive design or enhance the adjacent roadway corridors whatsoever. The proposed mixed-use building unifies the site and creates a uniform character for the three streets it fronts. The Urban Areas provided between the streets and the building façade create a pedestrian scale environment and enhance the pedestrian experience. The vehicular access points along NW 3<sup>rd</sup> Avenue and NW 4<sup>th</sup> Avenue serve as the transition point from mixed-uses to the parking garage and then to the neighborhood.

The parking garage is designed to be uniform and cohesive with the overall project. The parking garage façade is designed to look more like a building rather than open levels of parking deck. This is to enhance compatibility with the adjacent residential neighborhood. The parking garage is also designed to step down in height from the mixed-use portion of the building which also enhances compatibility with the adjacent neighborhood.

**7. *Scale of Building.* Relative size and composition of openings, roof forms and details to the building mass and its configuration.**

The building footprint is ±62,900 ft<sup>2</sup>. The maximum building height along NW 13<sup>th</sup> Street is 85' and the maximum building height along the eastern project boundary steps down to 60'. The site's currently approved design includes a maximum building height of 104' with a step down to a 60' garage.

The proposed scale, intensity, and density is consistent with the City's growth and development plans for this core area. The proposed project's scale and building height is consistent with existing and approved development along the NW 13<sup>th</sup> Street corridor, including University Corners, Jackson Square, and the Holiday Inn.

**8. *Directional Expression.* The major orientation of the principle facade of a building or structure to the street.**

The principal façade for the mixed-use redevelopment project faces NW 13<sup>th</sup> Street. This project will be a focal point for the NW 13<sup>th</sup> Street / US 441 corridor. The secondary façades will face NW 3<sup>rd</sup> Avenue and NW 4<sup>th</sup> Avenue creating and reinforcing spatial and visual continuity with the NW 13<sup>th</sup> Street / US 441 corridor while transitioning to the UHNHD neighborhood.

The parking garage's eastern façade will have the greatest interaction with the adjacent UHNHD. In addition to the architectural treatments making the garage more closely resemble a building than open levels of parking deck, a 15' wide landscape buffer will be installed along the project's eastern boundary. The landscape buffer includes six (6) shade trees, six (6)

understory trees, and 50 shrubs. An elevation demonstrating the mature landscaping is included with the CoA application package.

**9. *Proportion of the Front Facade.* The width of the building, structure, or object to the height of the front elevation in relationship to its immediate context.**

The proposed building's front façade along NW 13<sup>th</sup> Street is ±185' in width and 85' in height. This development intensity and building height is consistent with the City of Gainesville's comprehensive plan and forth-coming Form Based Code for this area. This proposed development is also consistent with the existing and approved development along the NW 13<sup>th</sup> Street / US 441 corridor, including University Corners, Jackson Square, and Holiday Inn.

**10. *Proportion of Openings.* The width and height relationship of the windows and doors in a building or structure to the principle facade.**

The approved and proposed PD conditions require that the building's first floor façade between 3' and 8' above grade provide a minimum of 50% glazing. This requirement ensures visual consistency with other recently approved non-residential and mixed-use developments within the City of Gainesville and contributes to the pedestrian oriented outdoor space. By promoting visual interaction with the built environment and the street face, pedestrian attractions are created. These attractions draw the motorist from vehicles and promote a park-once mentality. With greater safety and consistent pedestrian features, the streets become the focal area, defined by the building form and the rhythm created by the visual and physical variety of space present.

**11. *Rhythm of Solids to Voids.* The pattern and overall composition of openings such as windows and doors in the front facade.**

The proposed project occupies the entire block face on NW 13<sup>th</sup> Street between NW 4<sup>th</sup> Avenue and NW 3<sup>rd</sup> Avenue. The uniform design creates consistent rhythm along this block, which is not present now with the site's varied commercial and office buildings. The parking garage has also been designed so that its façade resembles a building with windows and doorways to enhance compatibility with the adjacent neighborhood. Today, too many voids exist along this primary Gainesville and Alachua County corridor.

**12. *Details and Materials.* The relationship of details, materials, texture and color of building facades, structures, objects and landscaped areas to the existing context.**

As stated throughout this analysis, the approved and proposed PD conditions require the parking garage be designed and constructed in a complimentary style with similar materials as the remainder of the building. Building materials for the retail and residential portion of the mixed-use project outside the UHNHD include simulated stone veneer at the base, stucco for upper levels, metal railings on balconies, aluminum windows, and painted metal canopies at the first-floor retail level.

The parking garage will include simulated stone veneer at the base and painted precast concrete for upper levels with wire grills or metal screens at some openings. The ground floor of the parking garage will be fully enclosed, eliminating light and noise impacts on adjacent properties at this level. Upper levels are designed to minimize these impacts as well. Also, a 15' wide landscape buffer consisting of six (6) shade trees, six (6) understory trees, and 50 shrubs will be installed along the eastern boundary of the project.



The proposed design, materials, and scale are consistent with recently constructed, multi-family and/or mixed use, contemporary buildings along the NW 13<sup>th</sup> Street / US 441 corridor and broader context area, i.e. University House, Jackson Square, and the Continuum. These projects have proven to be complimentary to existing structures and developments within their relative context areas while at the same time setting a standard and pattern for future development projects of a similar nature. The approved mixed-use project for this site will follow that pattern.

**Elevations**  
Mixed Use Development  
Gainesville, Florida



View From NW 3rd Ave

**Elevations**  
Mixed Use Development  
Gainesville, Florida



View From NW 13th St.

R D MANAGEMENT | 10.31.13 |

**NILES BOLTON ASSOCIATES**  
#AA0002774

**Elevations**  
Mixed Use Development  
Gainesville, Florida



View From NW 4th Ave

R D MANAGEMENT | 10.31.13 |

**NILES BOLTON ASSOCIATES**  
#AA0002774

**Elevations**  
Mixed Use Development  
Gainesville, Florida



View From East

R D MANAGEMENT | 10.31.13 |

NILES BOLTON ASSOCIATES  
#AA0002774

**East Elevation**

13th Street Mixed Use Development - Gainesville, Florida



R D MANAGEMENT, INC. | 10.02.13

NILES BOLTON ASSOCIATES

**East Elevation with the Required Landscaping**

As stated previously, the proposed mixed-use development with an attached parking garage creates a unique circumstance where only a portion of the building is located within a historic district. The two (2) contributing structures currently located on the parcels within the UHNHD are required to be relocated within the UHNHD or one of the City's other historic districts.

Therefore, the focus should be on compatibility and not compliance with the historic district standards and criteria. The following project commitments have been made to enhance compatibility and create a rhythm between the proposed Gainesville Mixed Use project and the adjacent UHNHD:

- Relocation of the existing contributing structures within the UHNHD or other historic district in the City of Gainesville;
- Reduced building height from 104' to 85' and maintain the currently approved 60' height for the parking garage;
- Enhanced buffering along eastern boundary; and
- Parking garage façades have been designed to look more like buildings than open parking deck levels.

We trust this information will be sufficient for your review and subsequent Certificate of Appropriateness approval by the Historic Preservation Board at the December 3<sup>rd</sup> meeting. We appreciate your cooperation with this extremely time sensitive matter.

I:\JOBS\2013\13-0515\Application\CoA\Submittal\_131125\LTR\_131125\_CoA Criteria.docx



**AFFIDAVIT**

RB Gainesville NW 3<sup>rd</sup> Avenue LLC  
RBLWP Parcel D, LLC

Owner(s)

Application Number

Causseaux, Hewett, & Walpole, Inc. (CHW)

Appointed Agent(s)

14038-000-000, 14021-000-000, 14044-000-000, 14012-000-000

5

10S

20E

Parcel Number(s)

Section

Township

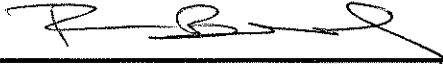
Range

**Certificate of Appropriateness**

Type of Request

I (we), the property owner(s) of the subject property, being duly sworn, depose and say the following:

1. That I am (we are) the owner(s) and record title holder(s) of the property described in the attached legal description;
2. That this property constitutes the property for which the above noted land use request is being made to the City of Gainesville City Commissioners;
3. That I (we), the undersigned, have appointed, and do appoint, the above noted person(s) as my (our) agent(s) to execute any agreement(s), and other documents necessary to effectuate such agreement(s) in the process of pursuing the aforementioned land use request;
4. That this affidavit has been executed to induce the City of Gainesville City Commissioners to consider and act on the subject request;
5. That I (we), the undersigned authority, hereby certify that the foregoing statements are true and correct.

  
Owner (Signature) Richard Birdoff

Owner (Signature) th

STATE OF ~~FLORIDA~~ New York SWORN AND SUBSCRIBED BEFORE ME THIS 11 DAY  
COUNTY OF ~~ALACHUA~~ New York OF November, 2013

BY Richard Birdoff

WHO IS/ARE PERSONALLY KNOWN TO ME OR HAS/HAVE  
PRODUCED \_\_\_\_\_

(TYPE OF IDENTIFICATION) AS IDENTIFICATION.

**ESTRELLA ARIZMENDI**

**Notary Public, State of New York**


**No. 01AR6145976**

**Qualified in New York County**

**Certificate Filed in New York County**

**Commission Expires July 14, 2014**

(SEAL ABOVE)

  
Name of Notary typed, printed or stamped

Commission Number

**AFFIDAVIT**

RB Gainesville NW 3<sup>rd</sup> Avenue LLC  
RBLWP Parcel D, LLC

Owner(s)

Application Number

Causseaux, Hewett, & Walpole, Inc. (CHW)

Appointed Agent(s)

14038-000-000, 14021-000-000, 14044-000-000, 14012-000-000

5

10S

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Section

Township

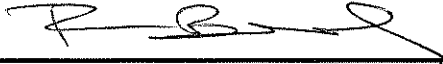
Range

**Certificate of Appropriateness**

Type of Request

I (we), the property owner(s) of the subject property, being duly sworn, depose and say the following:

1. That I am (we are) the owner(s) and record title holder(s) of the property described in the attached legal description;
2. That this property constitutes the property for which the above noted land use request is being made to the City of Gainesville City Commissioners;
3. That I (we), the undersigned, have appointed, and do appoint, the above noted person(s) as my (our) agent(s) to execute any agreement(s), and other documents necessary to effectuate such agreement(s) in the process of pursuing the aforementioned land use request;
4. That this affidavit has been executed to induce the City of Gainesville City Commissioners to consider and act on the subject request;
5. That I (we), the undersigned authority, hereby certify that the foregoing statements are true and correct.

  
Owner (Signature) Richard Birdoff

Owner (Signature) th

STATE OF ~~FLORIDA~~ New York SWORN AND SUBSCRIBED BEFORE ME THIS 11 DAY  
COUNTY OF ~~ALACHUA~~ New York OF November, 2013

BY Richard Birdoff

WHO IS/ARE PERSONALLY KNOWN TO ME OR HAS/HAVE  
PRODUCED \_\_\_\_\_

(TYPE OF IDENTIFICATION) AS IDENTIFICATION.

**ESTRELLA ARIZMENDI**

**Notary Public, State of New York**


**No. 01AR6145976**

**Qualified in New York County**

**Certificate Filed in New York County**

**Commission Expires July 14, 2014**

(SEAL ABOVE)

  
Name of Notary typed, printed or stamped

Commission Number

Gainesville Mixed Use on NW 13th Street  
Certificate of Appropriateness



Prepared by: Engineering, Inc.  
Project: Gainesville Mixed Use  
Request: Certificate of Appropriateness  
Map Date: 10/1/2007  
Map Scale: 1" = 100' Feet  
Map Author: Engineering, Inc.  
Map Review: Engineering, Inc.  
Map Date: 10/1/2007

CAUSSELL, HEWITT, & WALSH, INC.  
Engineering - Surveying - Planning - CM  
100 West 10th Street, Gainesville, FL 32601  
Phone: (352) 331-1000 Fax: (352) 331-1001  
http://www.chw-inc.com



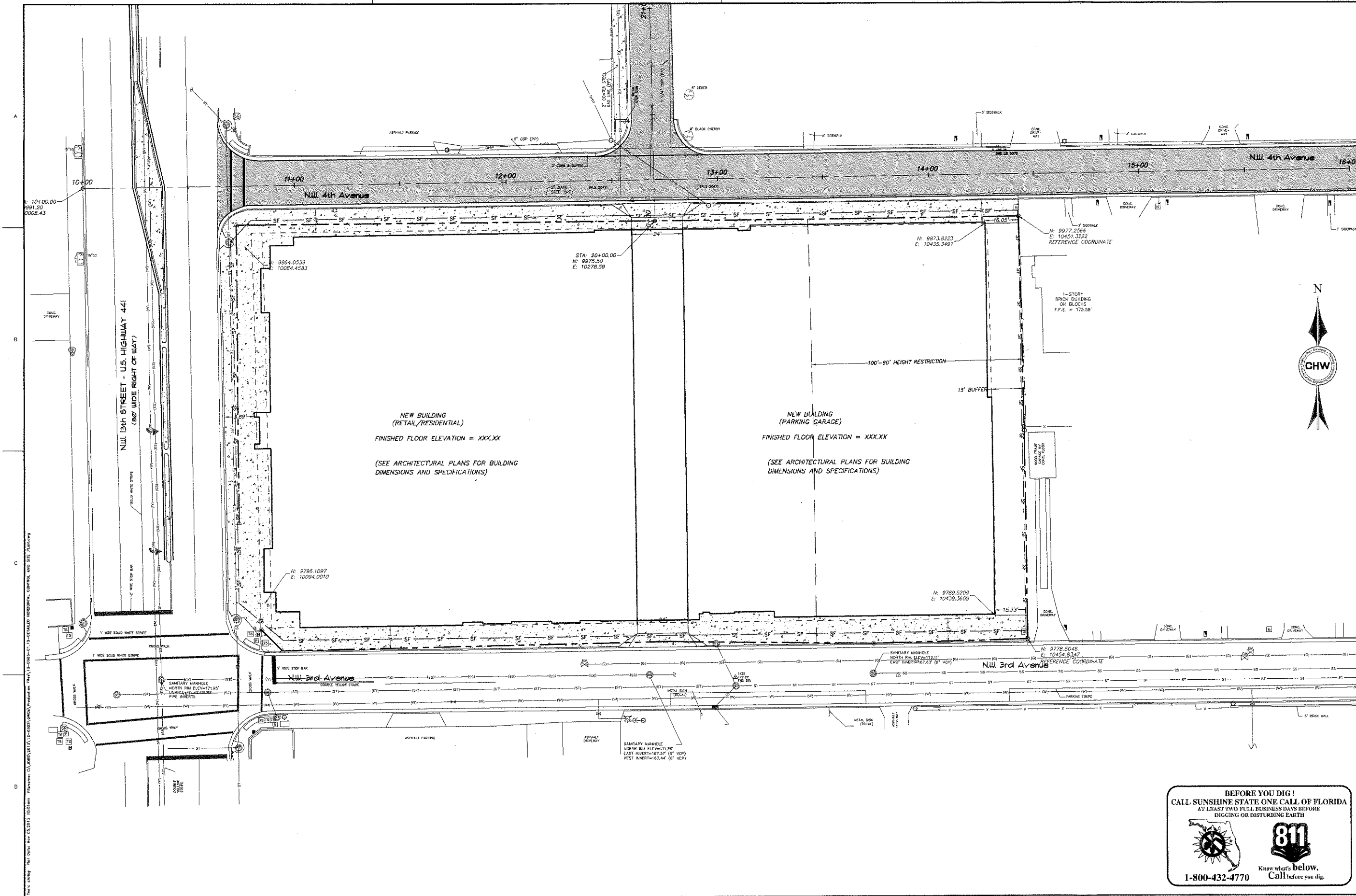
# Elevations

Mixed Use Development  
Gainesville, Florida



View From NW 4th Ave





**BEFORE YOU DIG !**  
**CALL SUNSHINE STATE ONE CALL OF FLORIDA**  
 AT LEAST TWO FULL BUSINESS DAYS BEFORE  
 DIGGING OR DISTURBING EARTH

**1-800-432-4770**

Know what's below.  
 Call before you dig.

# Elevations

Mixed Use Development  
Gainesville, Florida



View From NW 3rd Ave

# Elevations

Mixed Use Development  
Gainesville, Florida

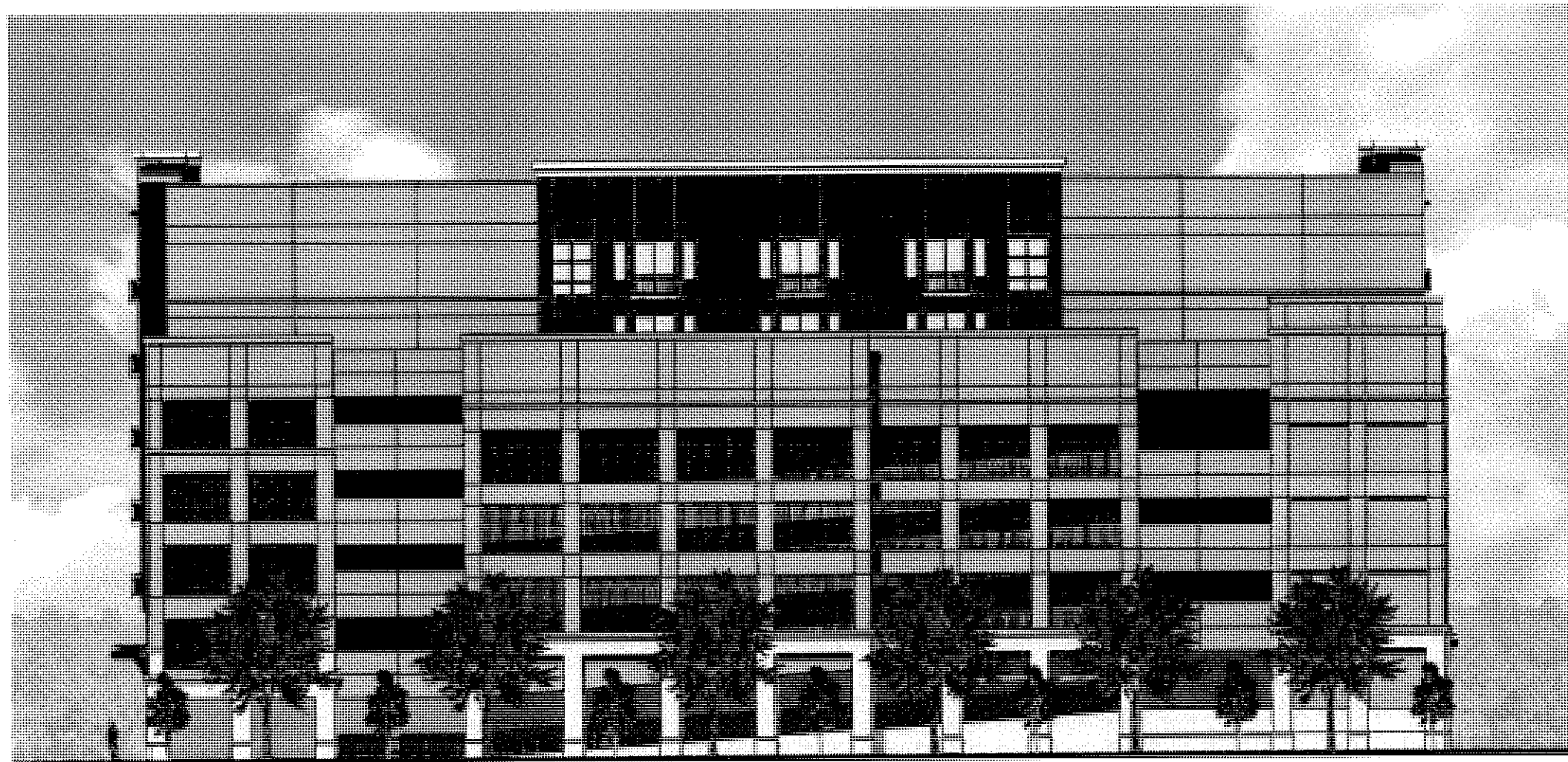


View From NW 13th St.



# Elevations

Mixed Use Development  
Gainesville, Florida



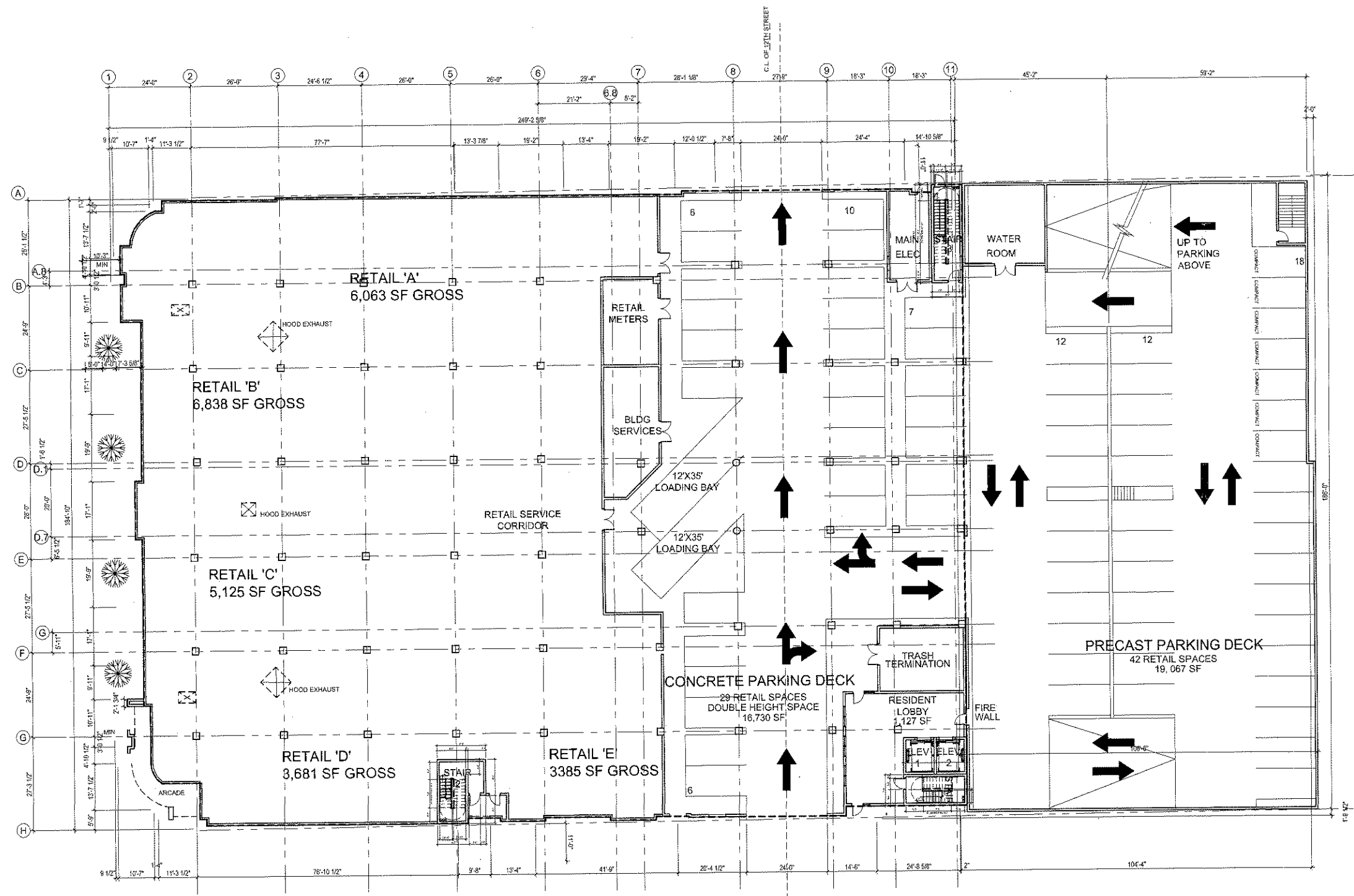
View From East



# East Elevation

13th Street Mixed Use Development - Gainesville, Florida





RETAIL LEVEL G1

26,000 GROSS SF RETAIL  
1,127 SF RESIDENTIAL LOBBY  
16,730 SF AT CONCRETE PARKING DECK SF  
19,067 SF AT PRECAST PARKING DECK

PLAN 1 RETAIL LEVEL ONE  
1/16" = 1'-0" A1.10

PROJECT #: 113033.00  
DRAWN BY:  
CHECKED BY: JS

**NILES BOLTON  
ASSOCIATES**  
FLORIDA #AA0002774

3060 Peachtree Rd. N.W.  
Suite 600  
Atlanta, GA 30305  
T 404 365 7600  
F 404 365 7610  
[www.nitesbolton.com](http://www.nitesbolton.com)

[illegible]

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A Mixed Use Development by:  
**RD MANAGEMENT LLC**  
NW 13th St at NW 3rd Ave  
Gainesville, Florida

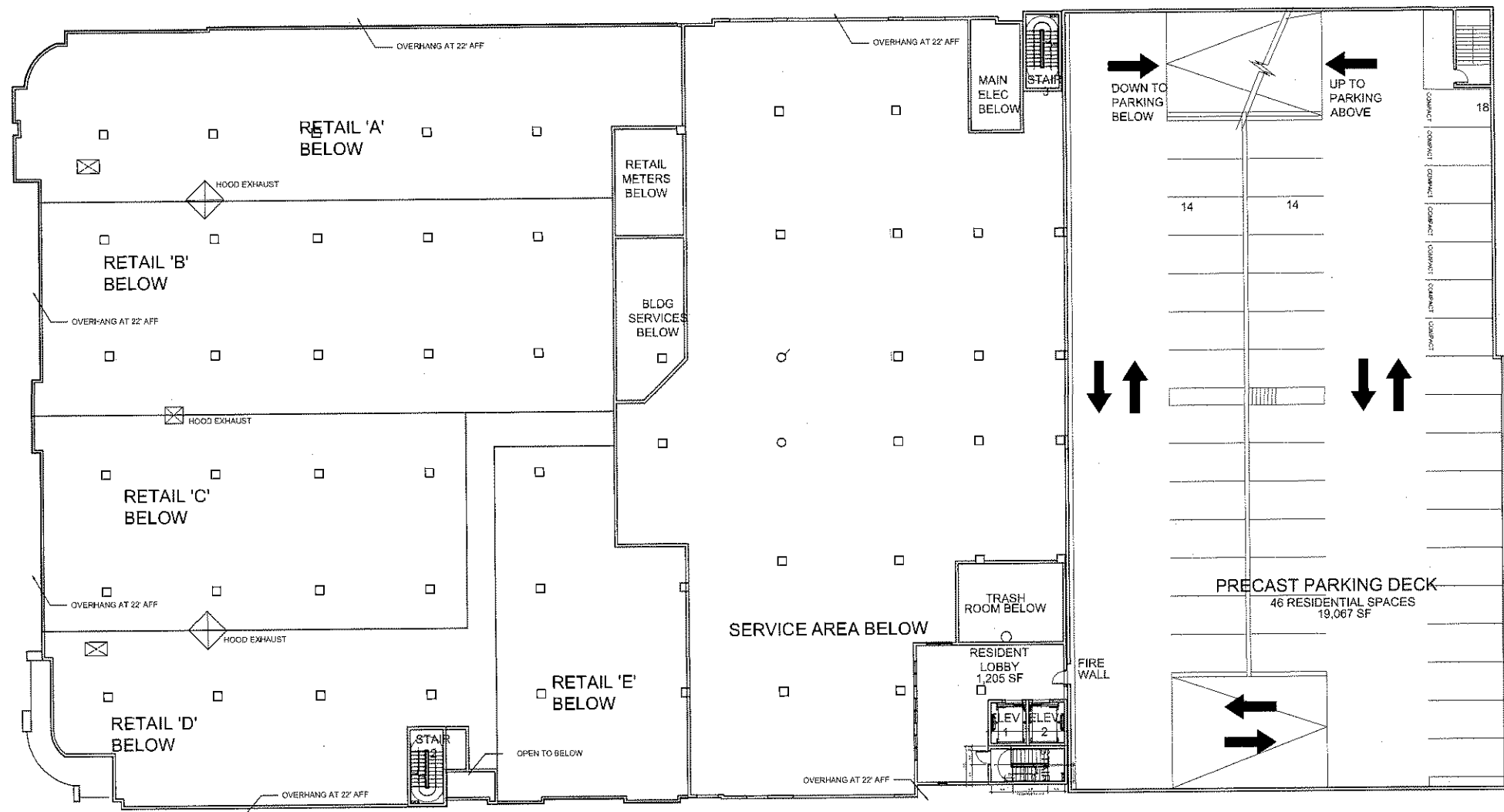
RETAIL LEVEL  
FLOOR PLAN

SHEET NUMBER:

A1.10

DATE: 09/25/2013

1990  
RECEIVED FOR CONSIDERATION



## RETAIL LEVEL G2

1,127 SF RESIDENTIAL LOBBY  
19,067 SF AT PRECAST PARKING DECK

46 RESIDENTIAL PARKING SPACES

PLAN 1/16" = 1'-0" 1 RETAIL LEVEL TWO A1.11

PROJECT #: 113033.00  
DRAWN BY:  
CHECKED BY: JS

**NILES BOLTON ASSOCIATES**  
FLORIDA #AA0002774

3060 Peachtree Rd. N.W.  
Suite 600  
Atlanta, GA 30305  
T 404 365 7600  
F 404 365 7610  
www.nilesbolton.com

ISSUE DATE	DESCRIPTION
------------	-------------

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A Mixed Use Development by:  
**RD MANAGEMENT LLC**  
NW 13th St at NW 3rd Ave  
Gainesville, Florida

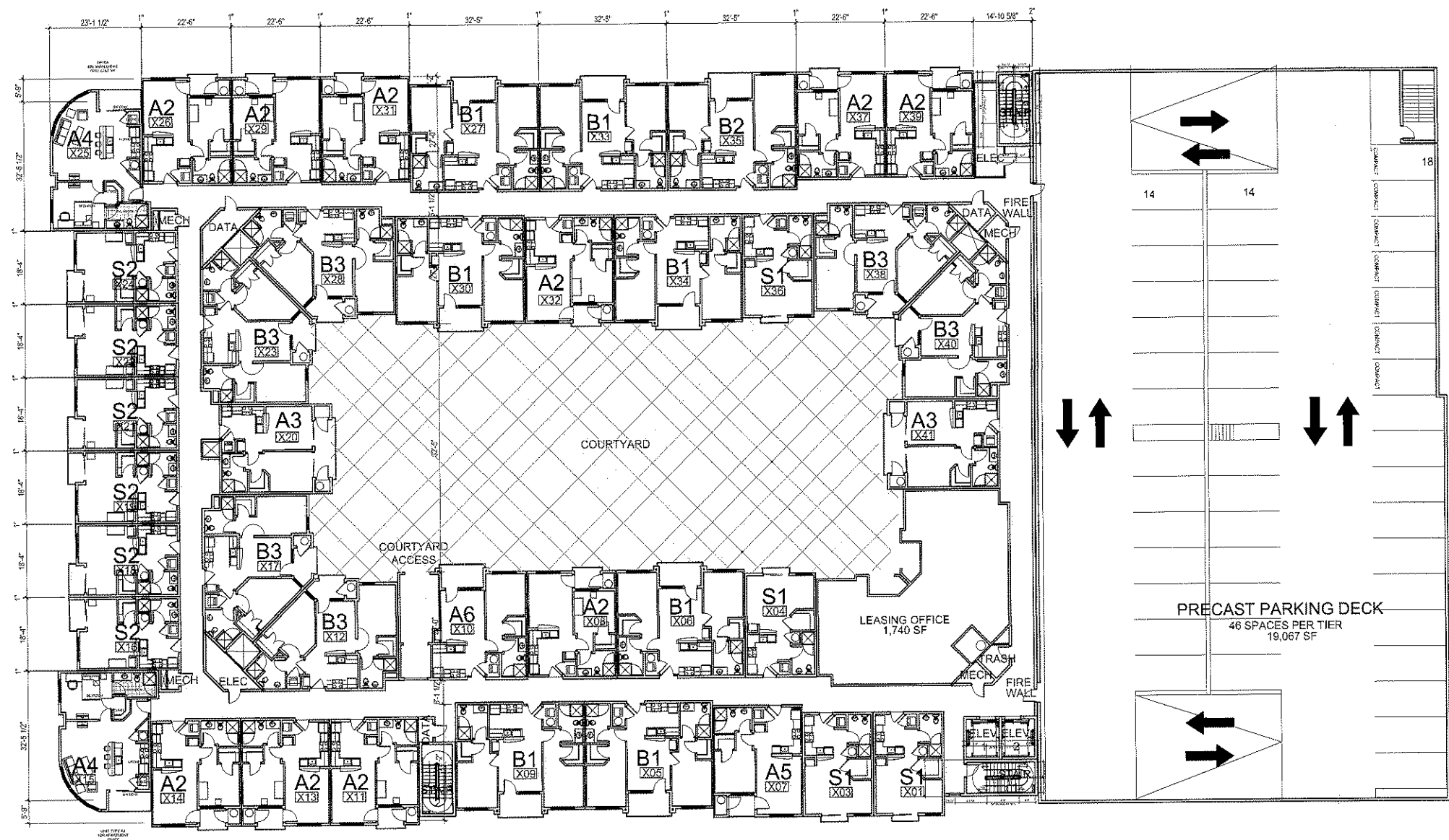
RETAIL LVL 2  
FLOOR PLAN

SHEET NUMBER:

A1.11

DATE: 09/25/2013

NOT RELEASED FOR CONSTRUCTION



**LEVEL R1**  
40 UNITS

32,697 SF HEATED AT APARTMENTS  
1,740 SF HEATED AT AMENITIES  
19,067 SF AT PRECAST PARKING DECK  
46 RESIDENTIAL PARKING SPACES

PLAN 1 RESIDENTIAL LEVEL ONE  
1/16" = 1'-0" A1.12

PROJECT #: 113033.00  
DRAWN BY:  
CHECKED BY: JS

**NILES BOLTON ASSOCIATES**  
FLORIDA #AA0002774

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Atlanta, GA 30305  
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F 404 365 7610  
www.nilesbolton.com

ISSUE DATE	DESCRIPTION
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A Mixed Use Development by:  
**RD MANAGEMENT LLC**  
NW 13th St at NW 3rd Ave  
Gainesville, Florida

RESIDENTIAL LVL 1  
FLOOR PLAN

SHEET NUMBER:

**A1.12**

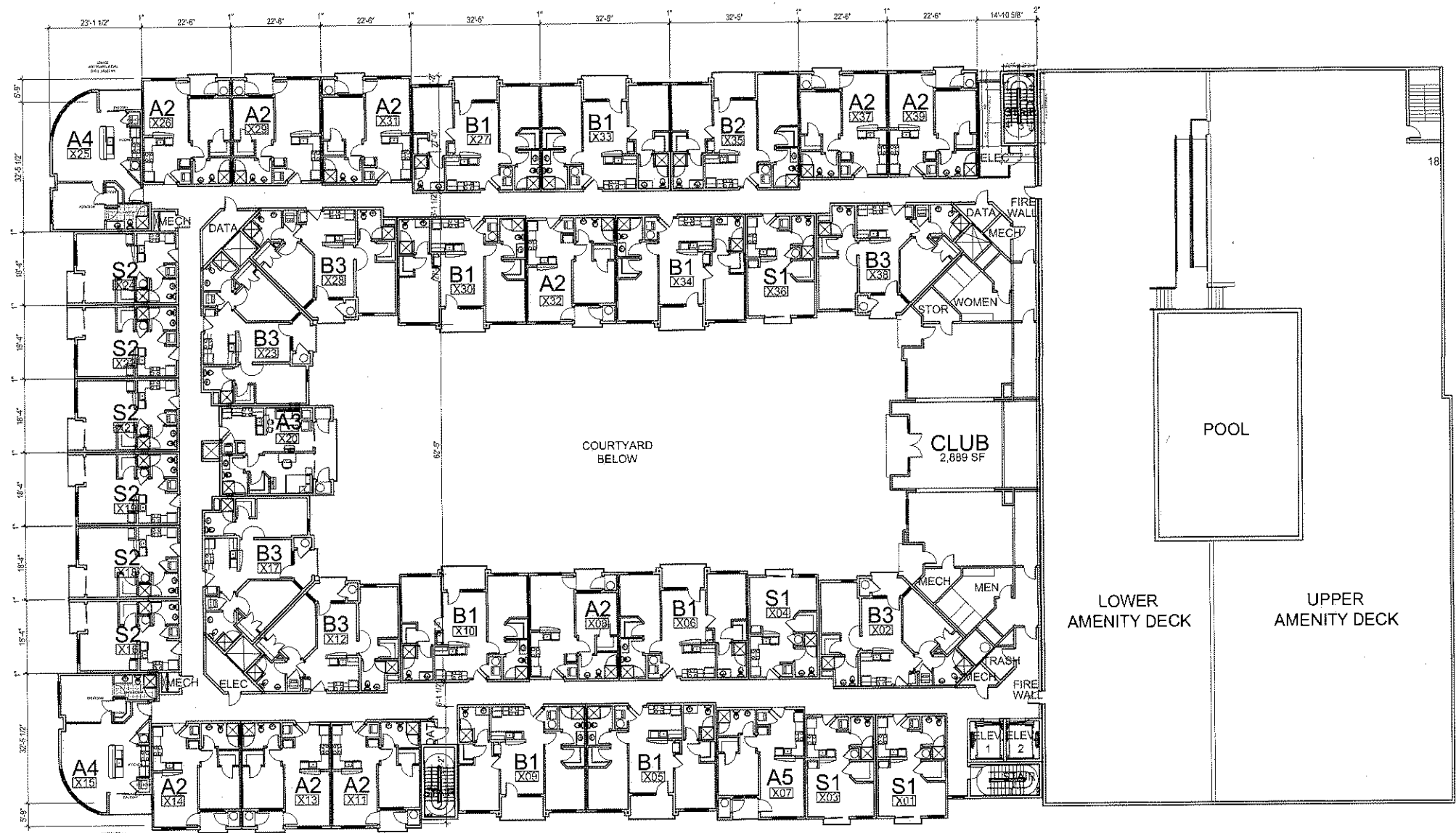
DATE: 09/25/2013

NOT RELEASABLE FOR CONSTRUCTION









**LEVEL R4**  
39 UNITS

31,548 SF HEATED AT APARTMENTS  
2,889 SF HEATED AT AMENITIES

19,067 SF AT AMENITY DECK

PLAN 1  
1/16" = 1'-0" A1.15 RESIDENTIAL LEVEL FOUR

PROJECT #: 113033.00

DRAWN BY:

CHECKED BY: JS

**NILES BOLTON ASSOCIATES**  
FLORIDA #AA0002774

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ISSUE DATE	DESCRIPTION
------------	-------------

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A Mixed Use Development by:  
**RD MANAGEMENT LLC**  
NW 13th St at NW 3rd Ave  
Gainesville, Florida

RESIDENTIAL LEVEL 4  
FLOOR PLAN

SHEET NUMBER:

**A1.15**

DATE: 09/25/2013



**LEVEL R5**  
39 UNITS  
32,118 SF HEATED AT APARTMENTS  
2,319 SF HEATED AT AMENITIES

PLAN 1 RESIDENTIAL LEVEL FIVE  
1/16" = 1'-0" A1.16

PROJECT #: 113033.00  
DRAWN BY:  
CHECKED BY: JS

**NILES BOLTON  
ASSOCIATES**  
FLORIDA #AA0002774

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A Mixed Use Development by:  
**RD MANAGEMENT LLC**  
NW 13th St at NW 3rd Ave  
Gainesville, Florida

RESIDENTIAL LEVEL 5  
FLOOR PLAN

SHEET NUMBER:

A1.16

DATE: 09/25/2013

NOT RELEASABLE FOR CONSTRUCTION



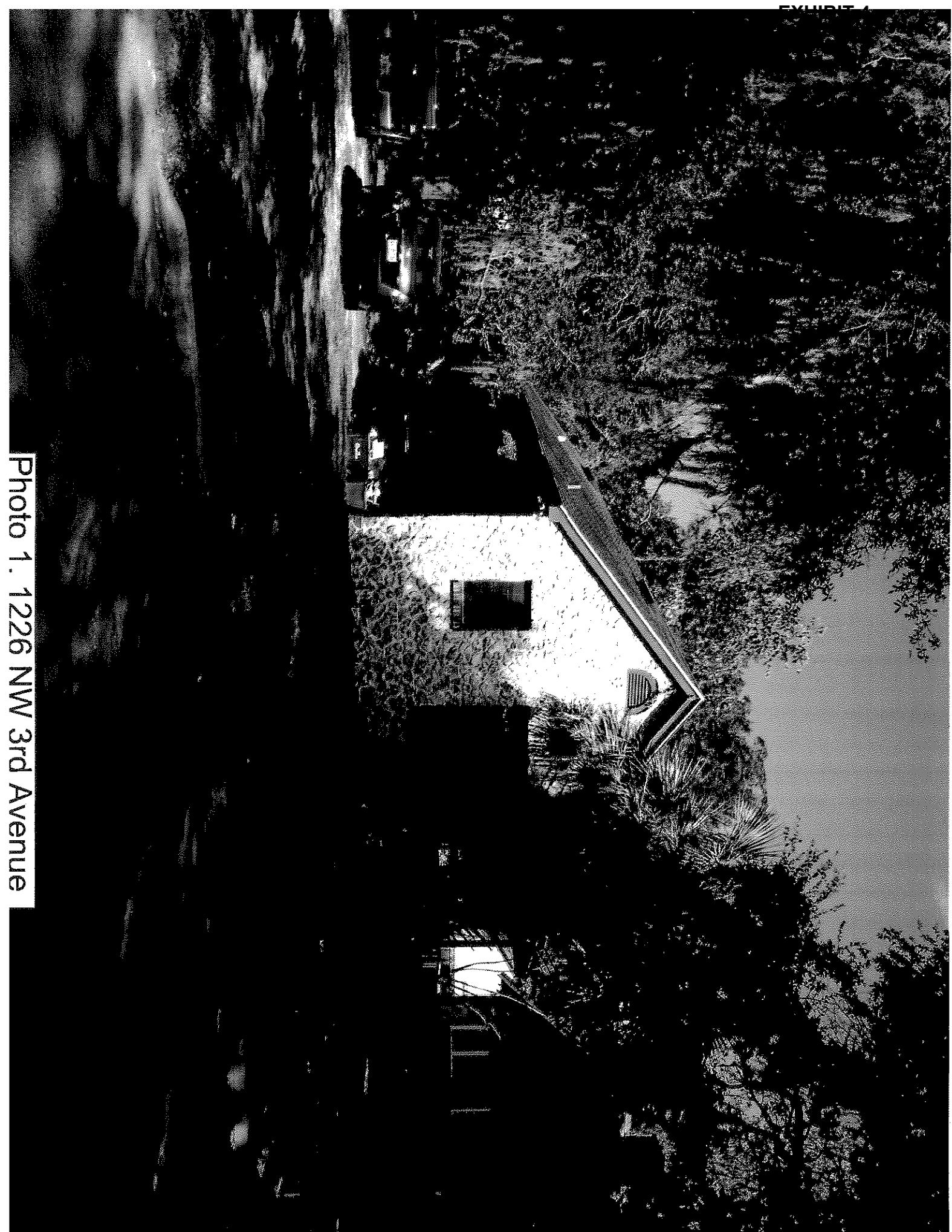


Photo 1. 1226 NW 3rd Avenue

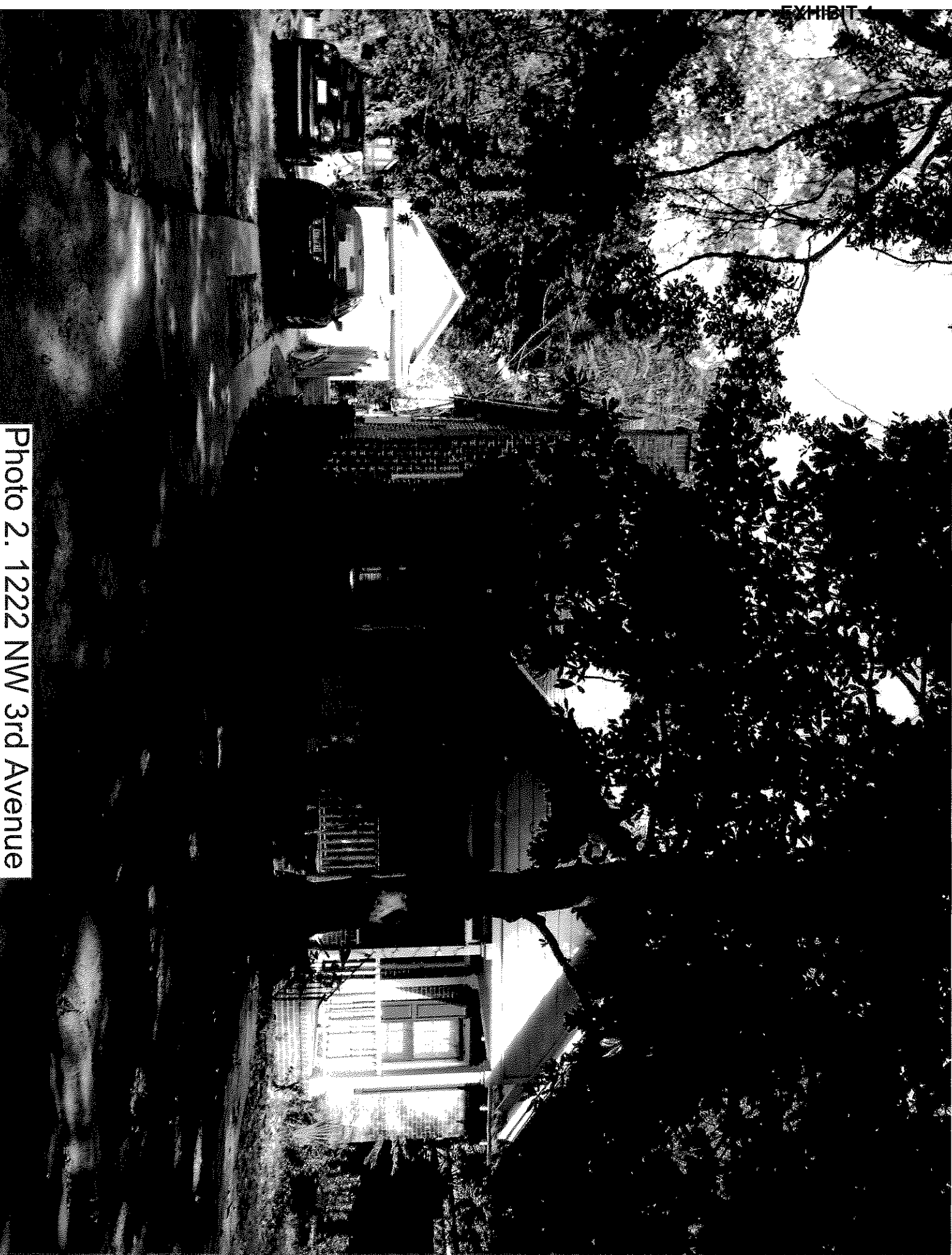


Photo 2. 1222 NW 3rd Avenue

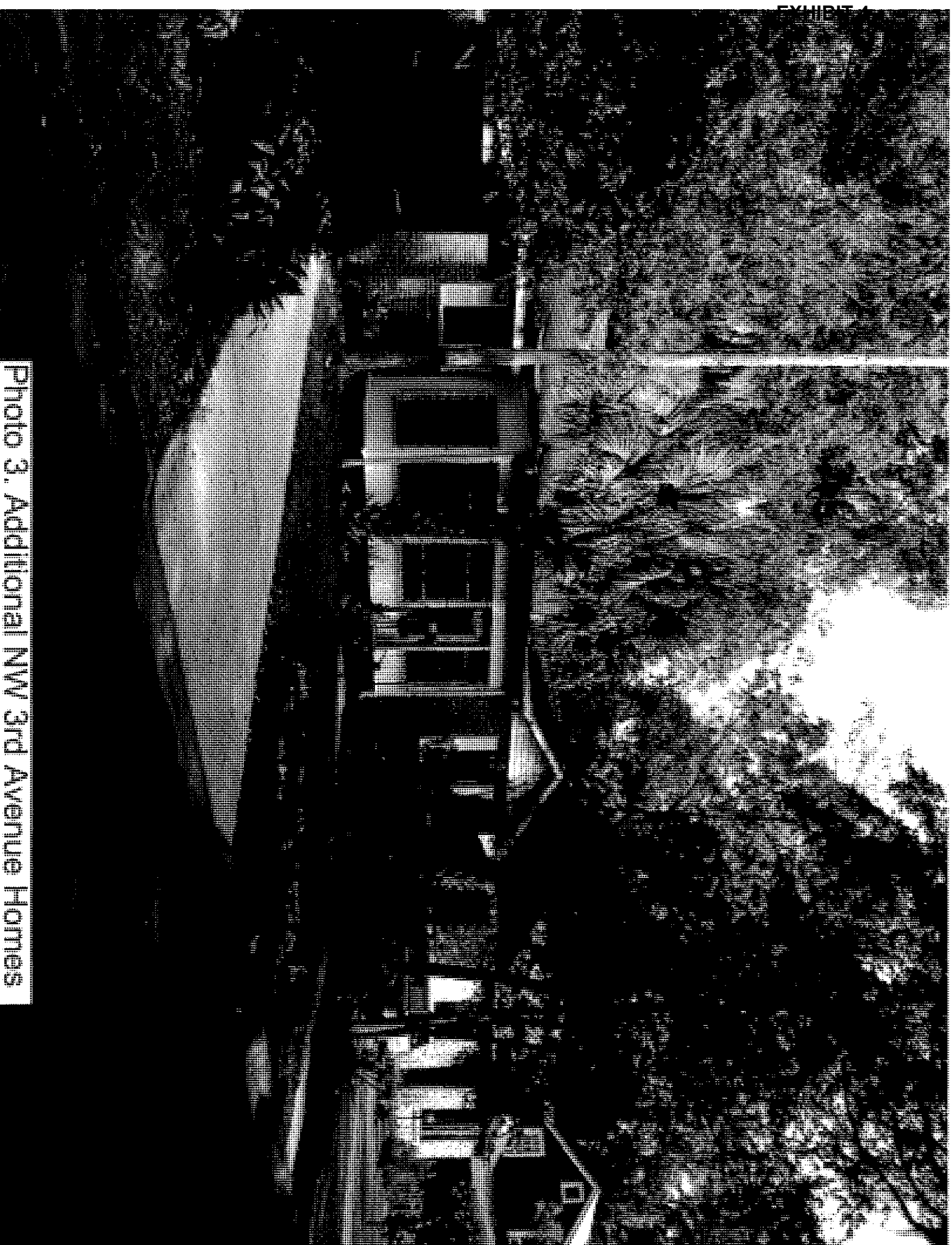


Photo 3. Additional NW 3rd Avenue Homes

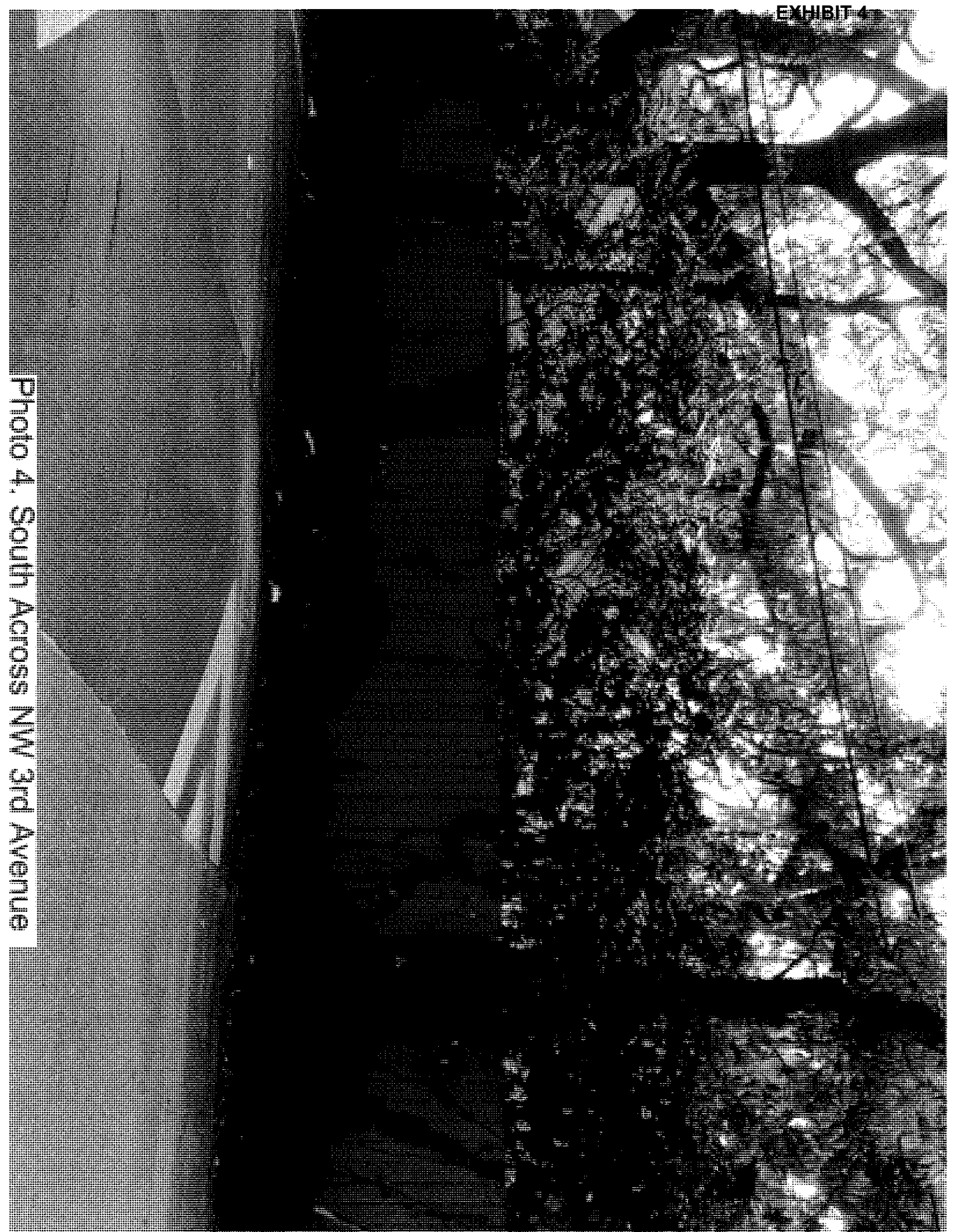


Photo 4. South Across NW 3rd Avenue



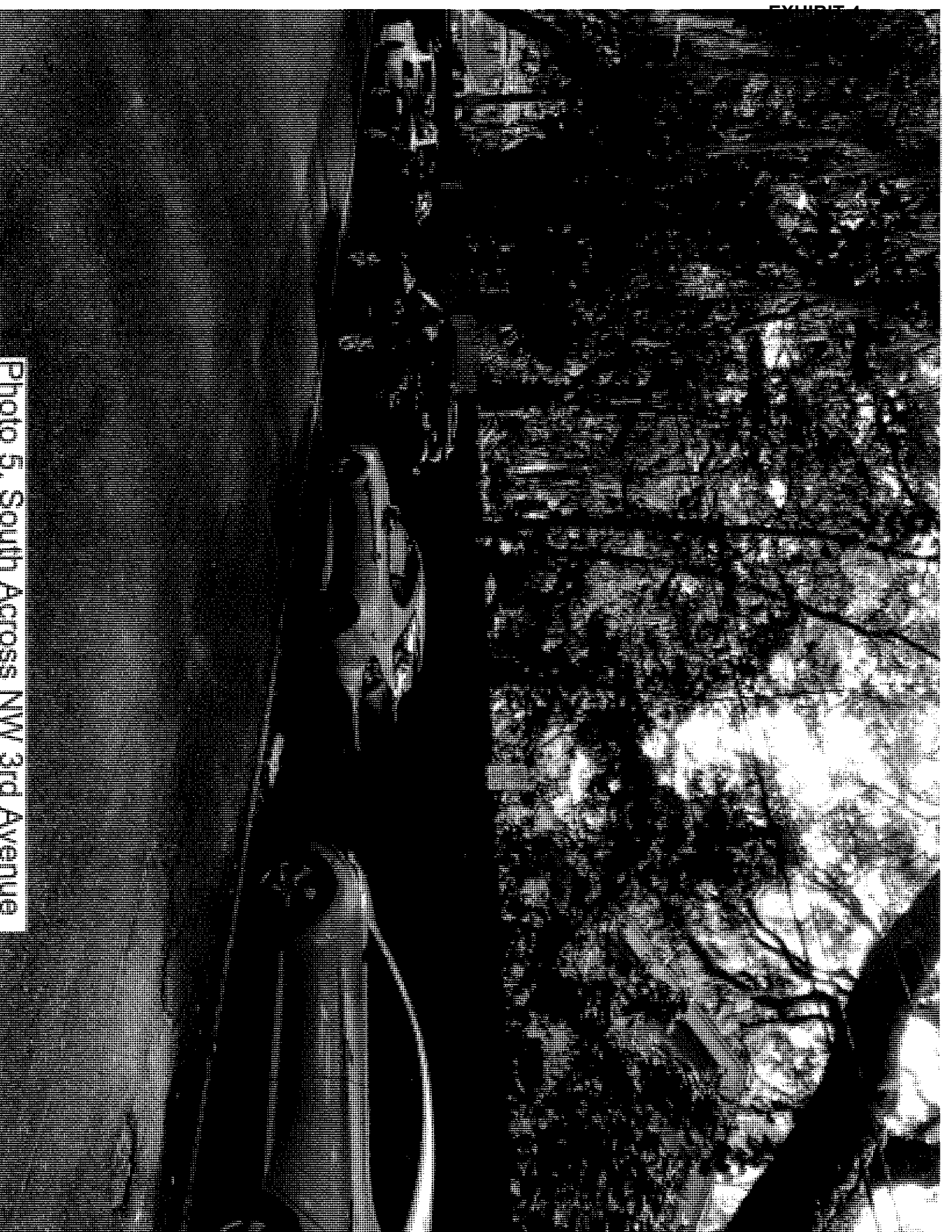


Photo 5. South Across NW 3rd Avenue



Photo 6. 1236 NW 4th Avenue

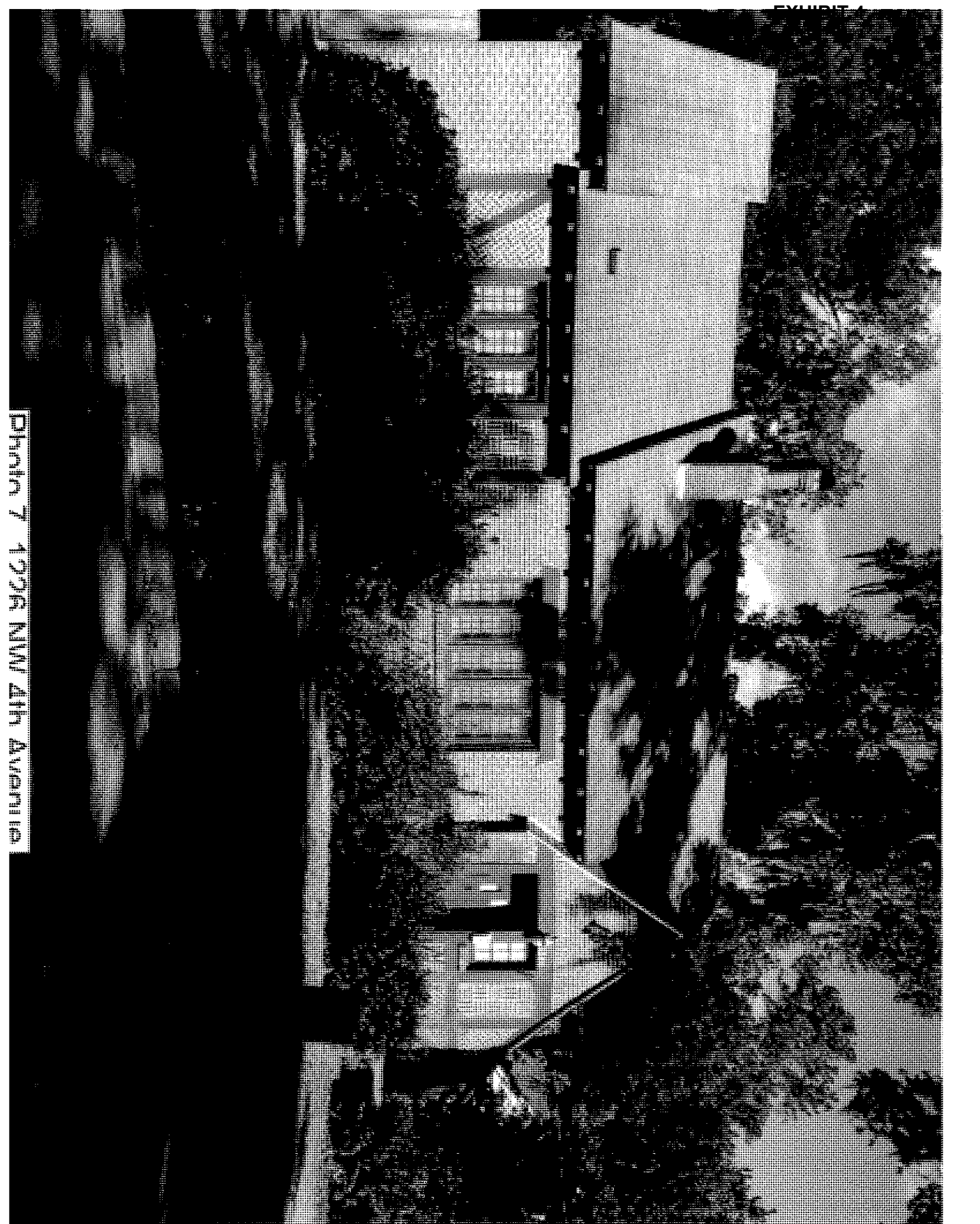


Photo 7 1226 NW 4th Avenue



Photo B. Additional NW 4th Avenue Homes



Photo of 1227 NW 4th Avenue (On Site)

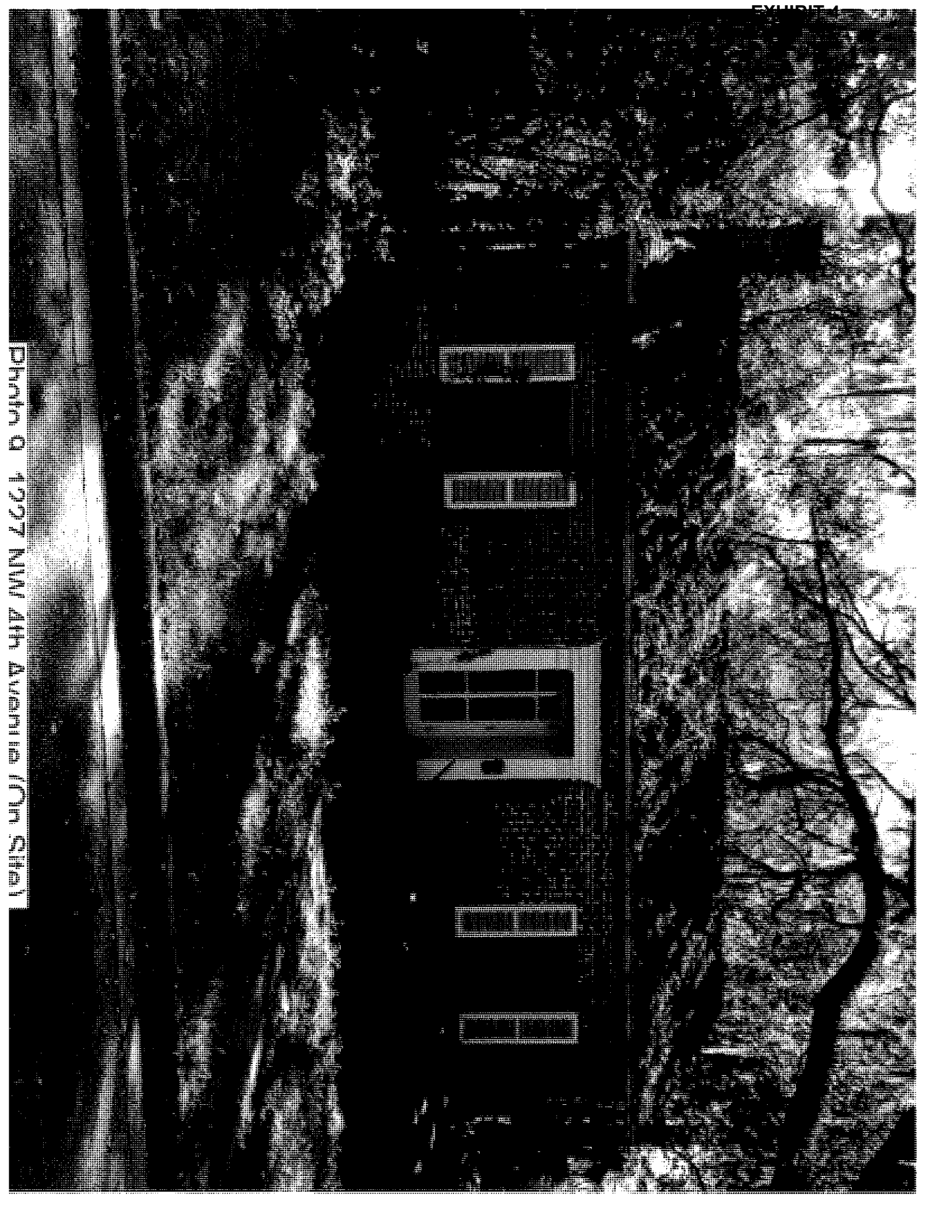




Photo 10. 1236 NW 4th Avenue